HOUSING MARKET INFORMATION

# HOUSING NOW
## Greater Toronto Area

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: August 2013

## Highlights

- Starts in Toronto are trending up; 34,215 units in July
- Apartment construction stabilizing; low-rise construction has remained fairly constant
- Toronto employment growth continues which has translated into continued purchases of low-rise homes thus keeping this housing segment stable

Figure 1

Source: CMHC Housing Starts and Completions Survey
*SAAR: Seasonally Adjusted Annual Rate

* The seasonally adjusted annual rate (SAAR) is a monthly figure for starts adjusted to remove normal season variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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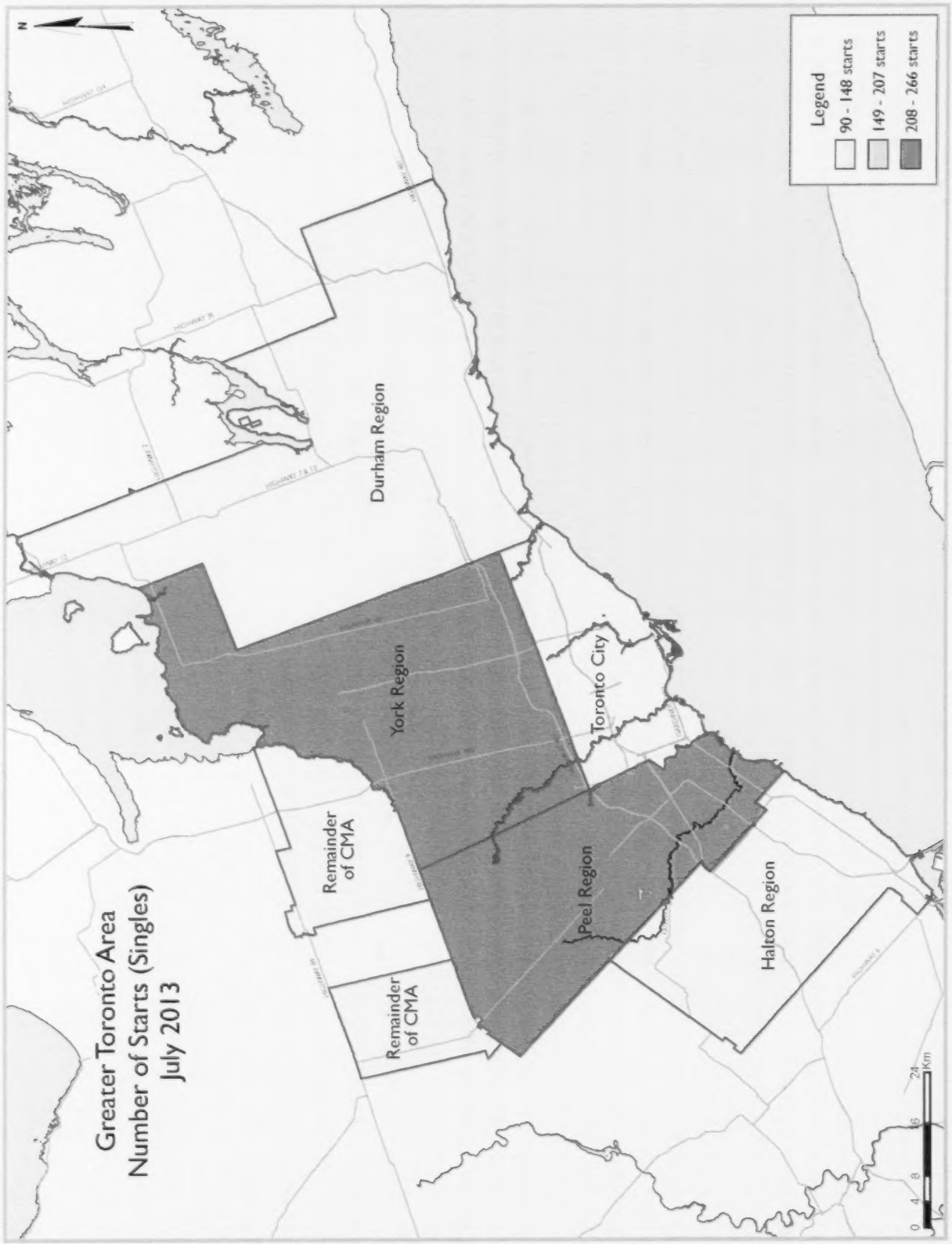
## Employment Supports Housing Starts

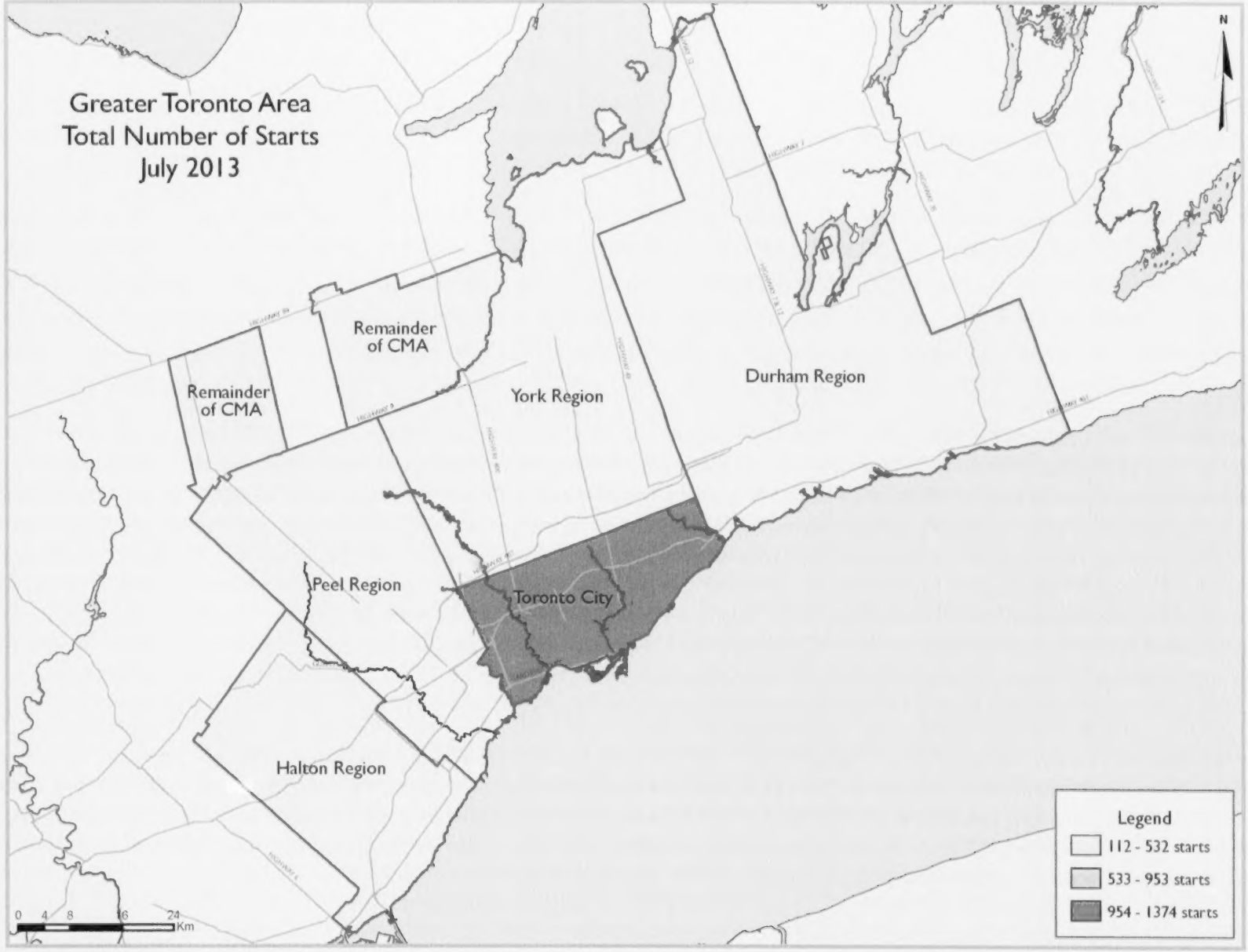
Housing starts in Toronto increased from last month after declining over the last year. Total starts in July were trending at 34,215, an increase of close to eight per cent from June. Apartment starts had been moderating but have started to flatten. Sales of new apartments have moderated and the large volume of apartments under construction, currently about 52,700, has put some downward force on new apartment starts bringing apartment construction closer to its ten-year-average. Low-rise (i.e., single-detached, semi-detached, and row homes) construction remains fairly constant. Consequently, the share of low-rise construction has been increasing. The majority of July's new construction in Toronto is low-rise construction. Apartment starts remain a sizeable portion of new starts in the Greater Toronto Area (GTA).

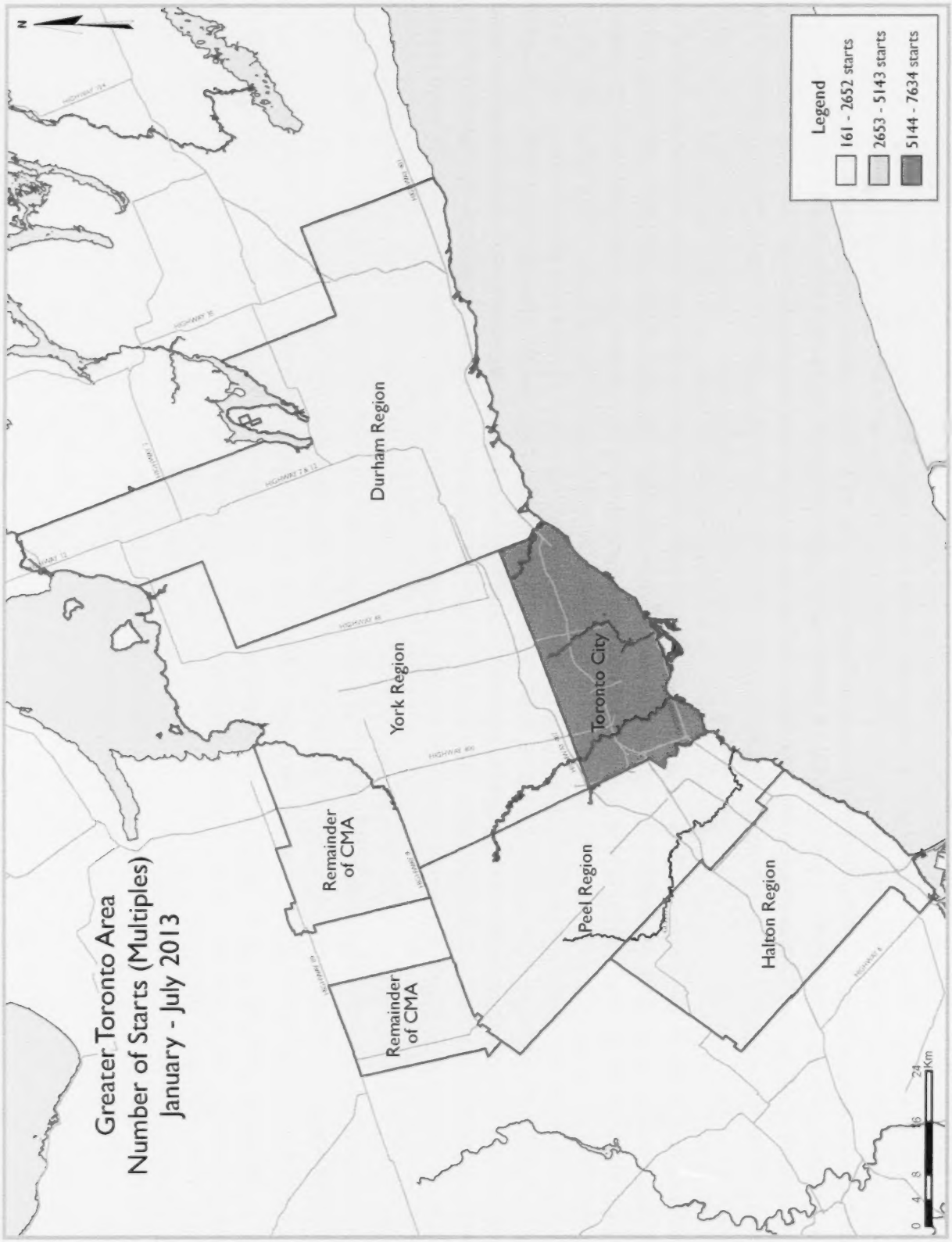
At the submarket level some interesting trends emerge over the first seven months of 2013. York and Peel regions still account for a sizeable share of single-detached construction but the City of Toronto share has increased from 2012. The City of Toronto's share of row homes has also increased during the first seven months of 2013 relative to the same period in 2012. Starts of low-rise homes are still occurring in the City of Toronto, where home prices are higher, due to a growing economy supporting these purchases. Halton region has also seen an increase in apartment starts so far in 2013 relative to the same period in 2012. Low-rise construction in this area is still significant but the number of apartment starts is increasing. Older households may be downsizing in this region and looking at purchasing condos.

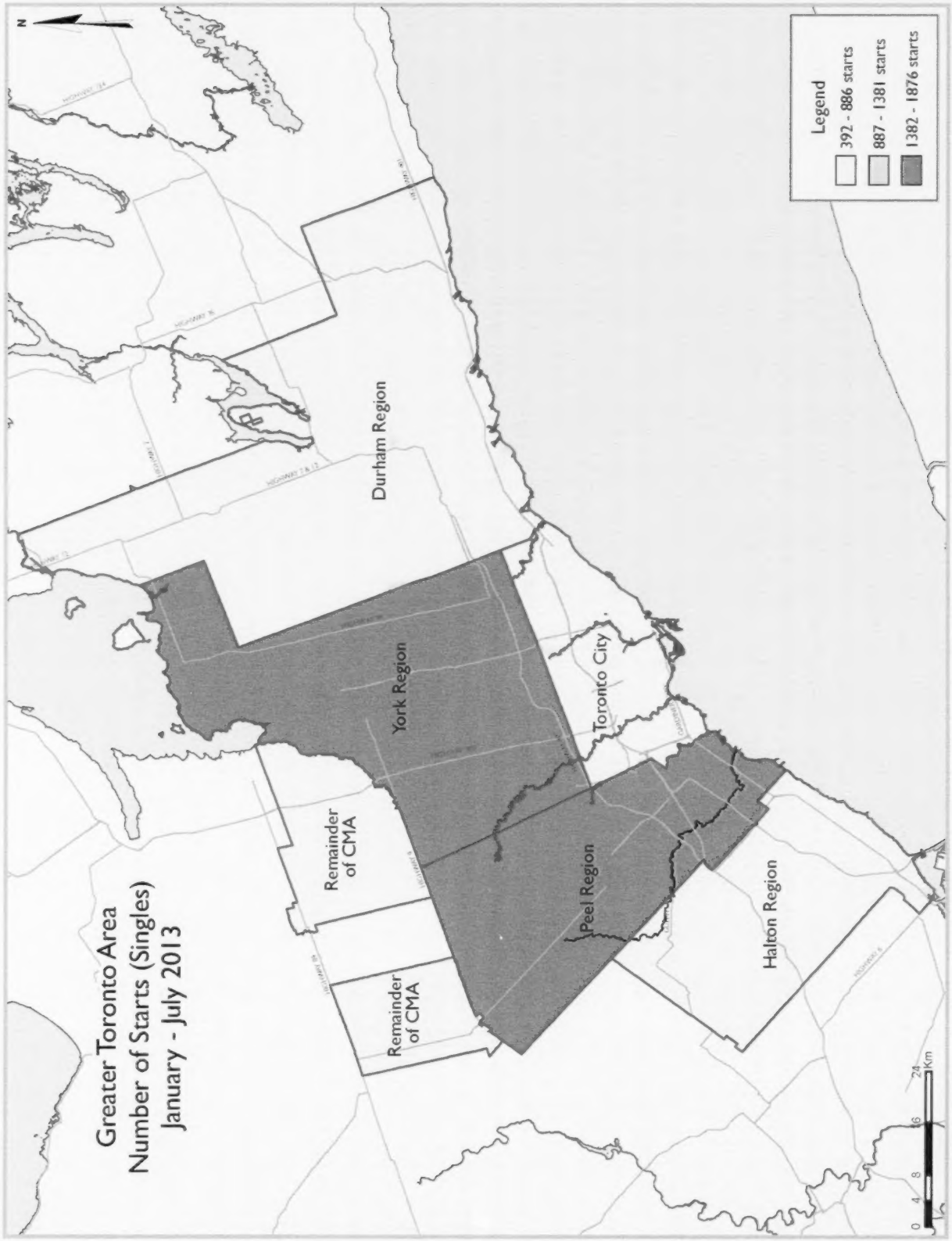
Since early 2012 employment in Toronto has been trending up. Improved employment prospects coupled with the low mortgage rates have facilitated home purchases. This has kept the new homes market in Toronto robust.

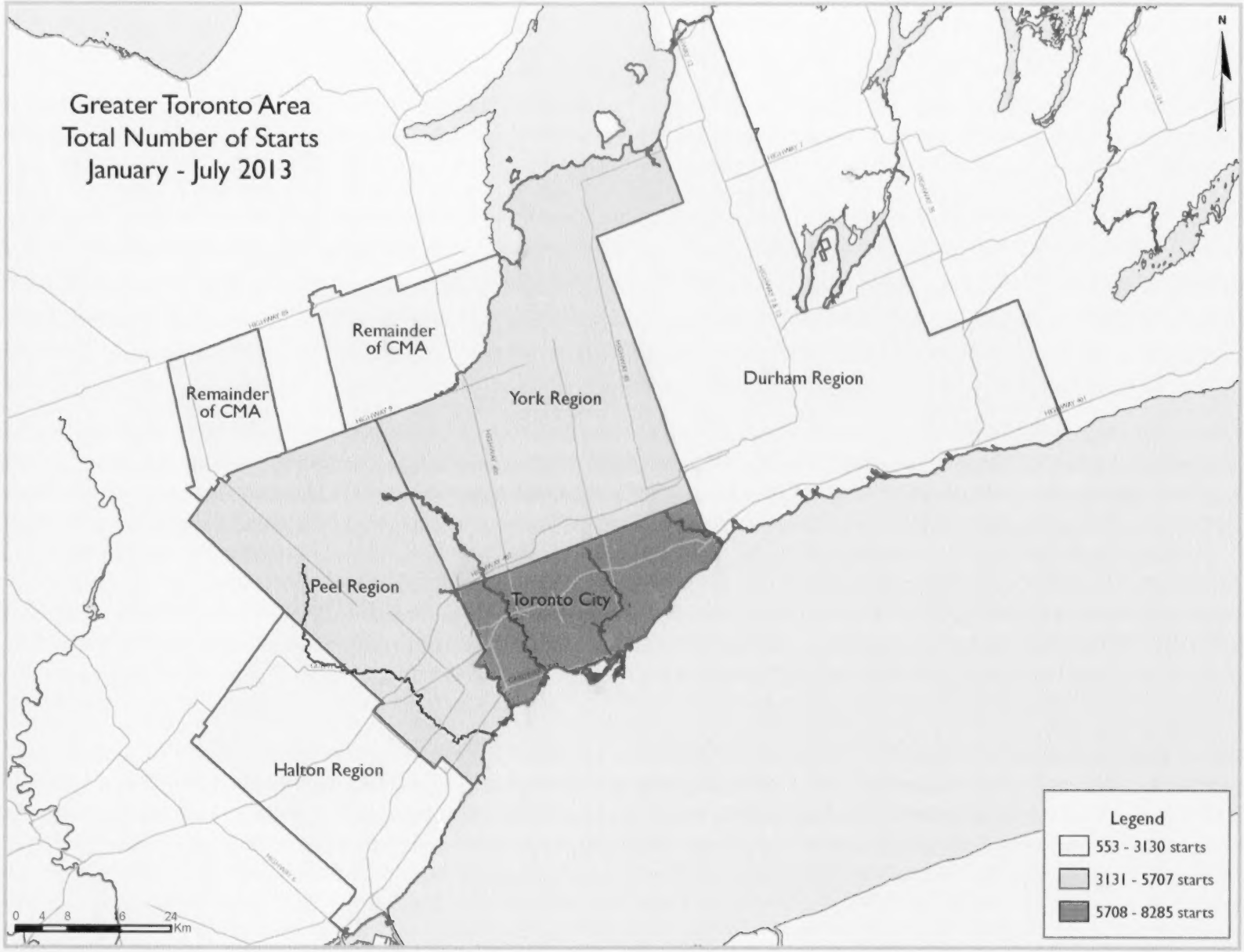
Greater Toronto Area
Number of Starts (Multiples)
July 2013
Legend
22 - 424 starts
425 - 827 starts
828 - 1230 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0
4
8
16
24
Km

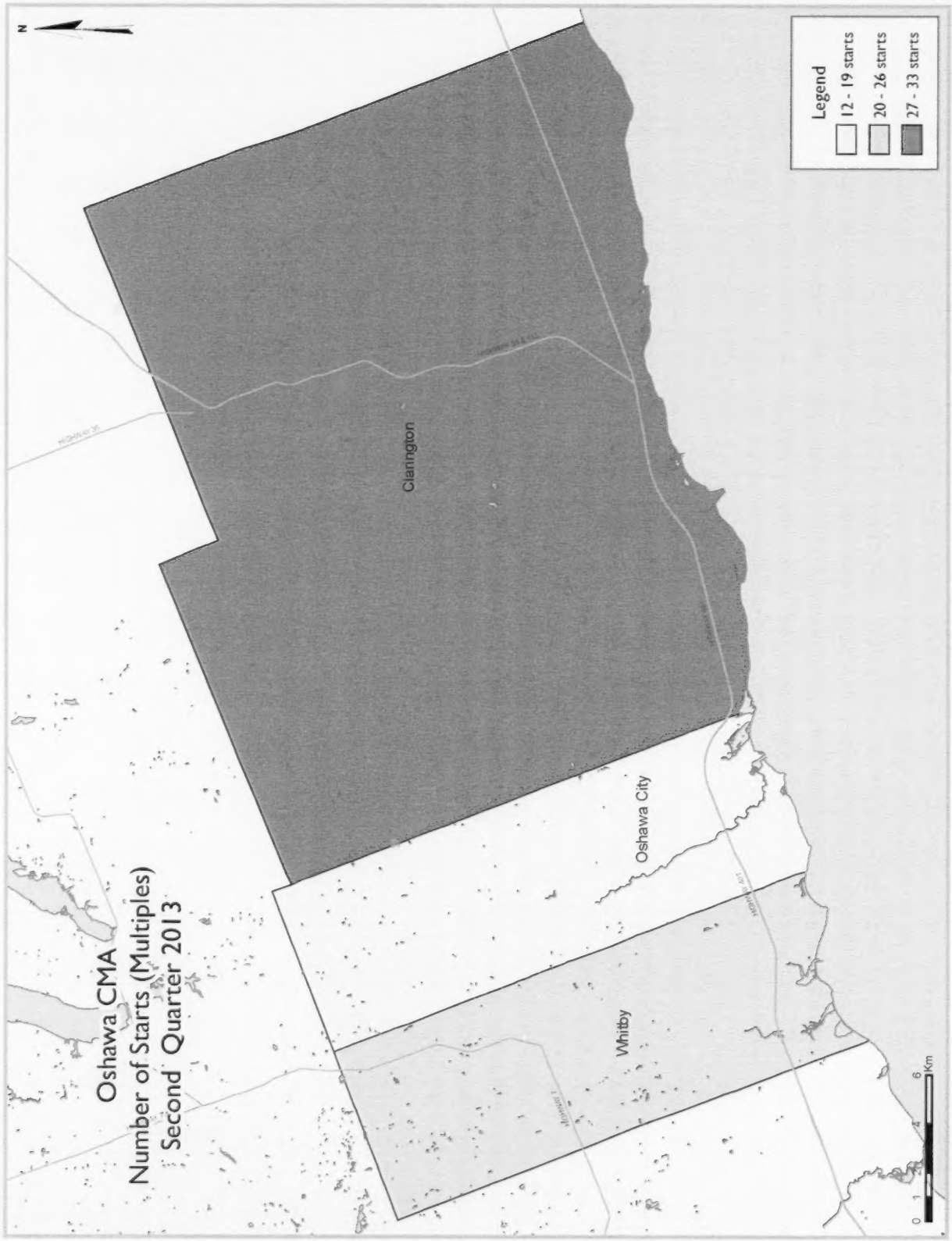

Greater Toronto Area
Number of Starts (Singles)
July 2013
Legend
90 - 148 starts
149 - 207 starts
208 - 266 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0 4 8 16 24 Km

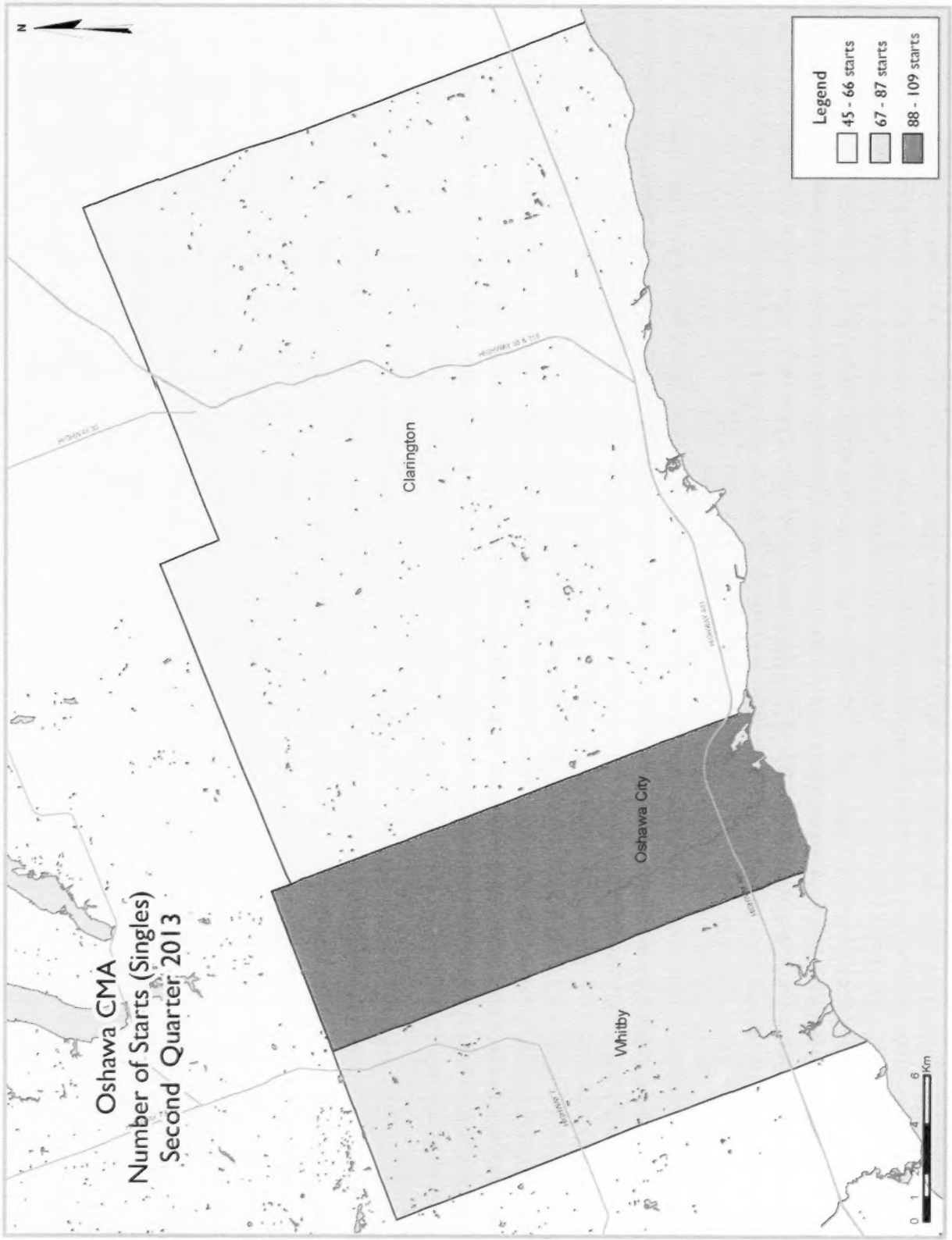

Greater Toronto Area
Total Number of Starts
July 2013
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
0 4 8 16 24 Km
Legend
112 - 532 starts
533 - 953 starts
954 - 1374 starts


Greater Toronto Area
Number of Starts (Multiples)
January - July 2013
Legend
161 - 2652 starts
2653 - 5143 starts
5144 - 7634 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0 4 8 16 24 Km

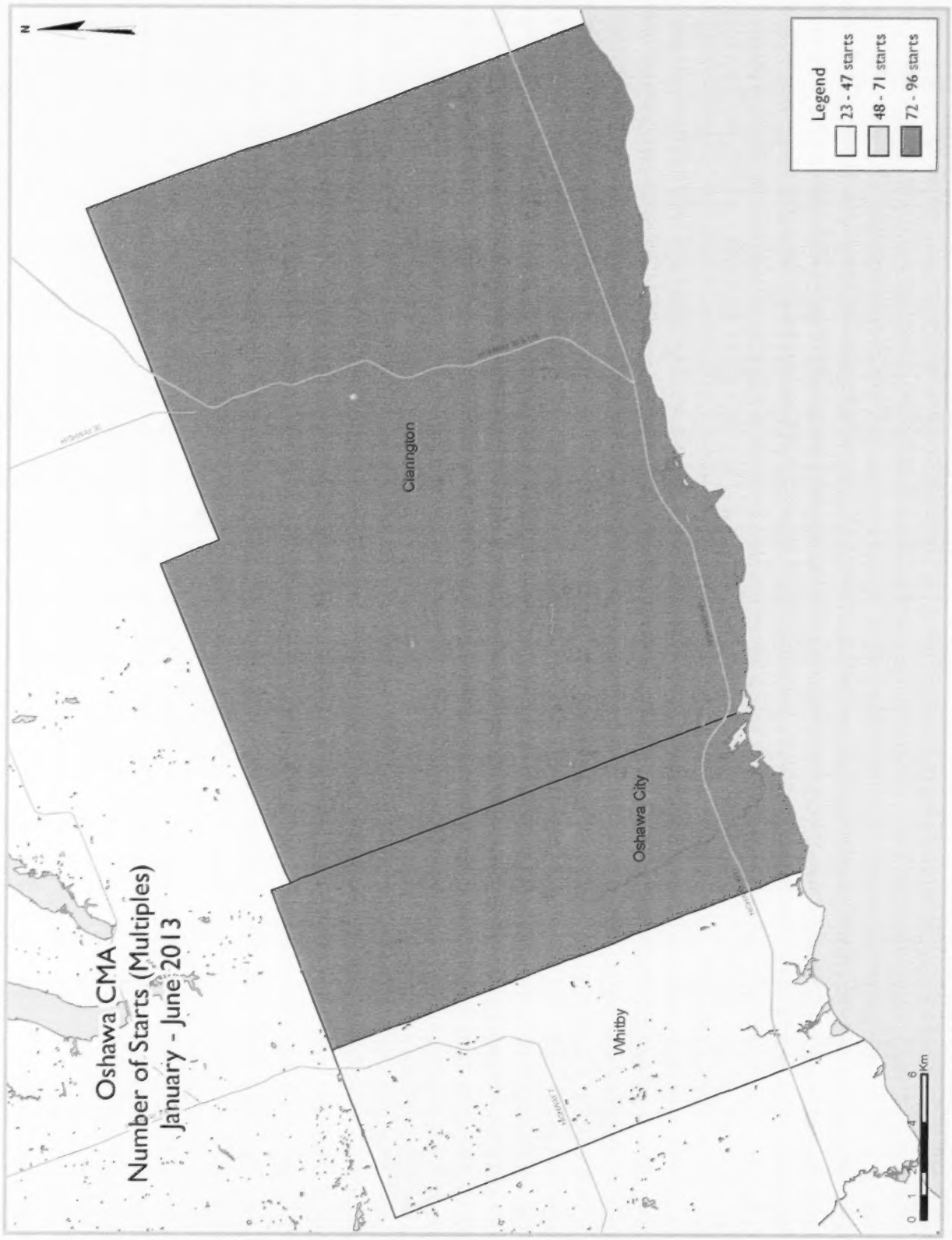

Greater Toronto Area
Number of Starts (Singles)
January - July 2013
Legend
392 - 886 starts
887 - 1381 starts
1382 - 1876 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0 4 8 16 24 Km

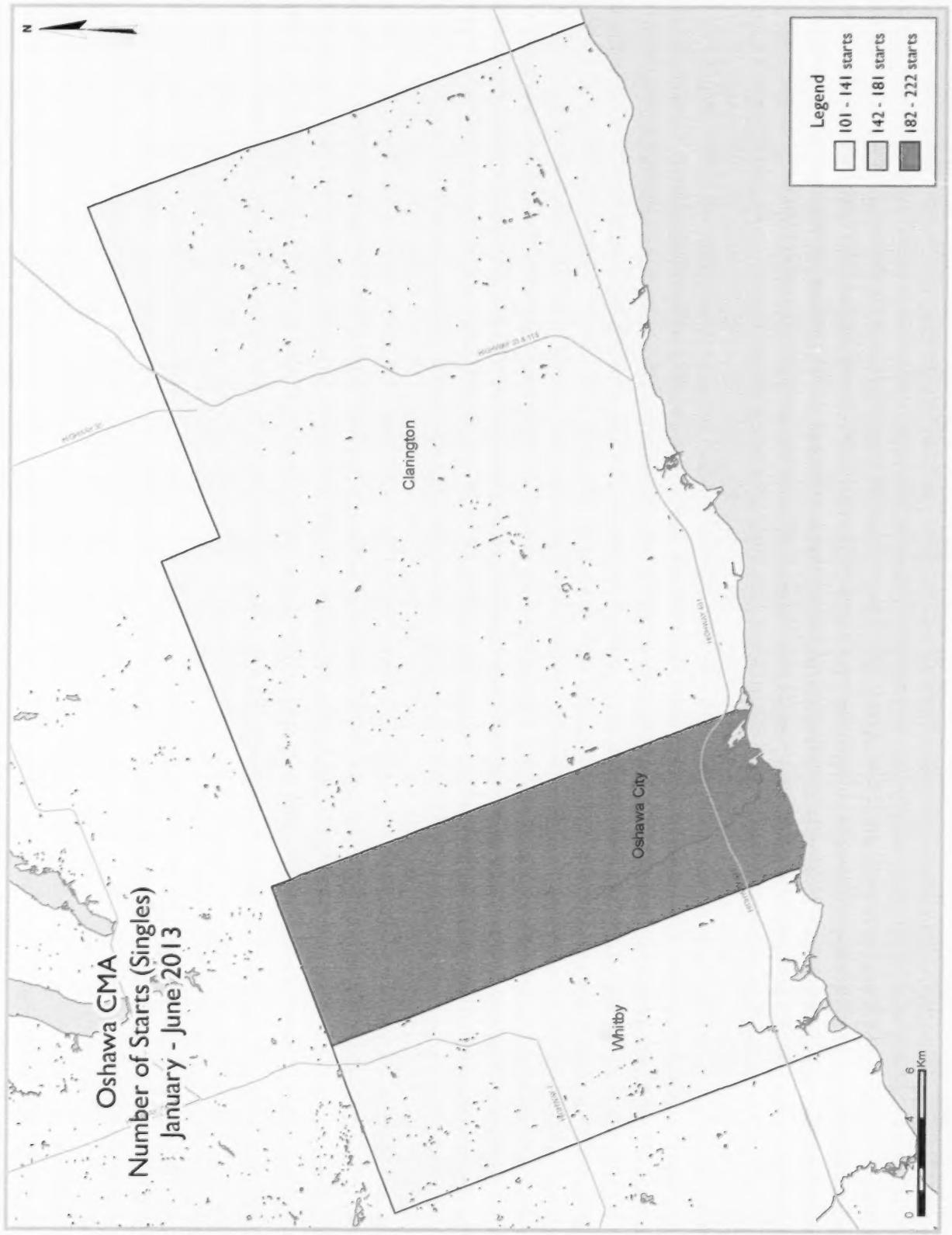

Greater Toronto Area
Total Number of Starts
January - July 2013
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
Legend
553 - 3130 starts
3131 - 5707 starts
5708 - 8285 starts
0 4 8 16 24
Km

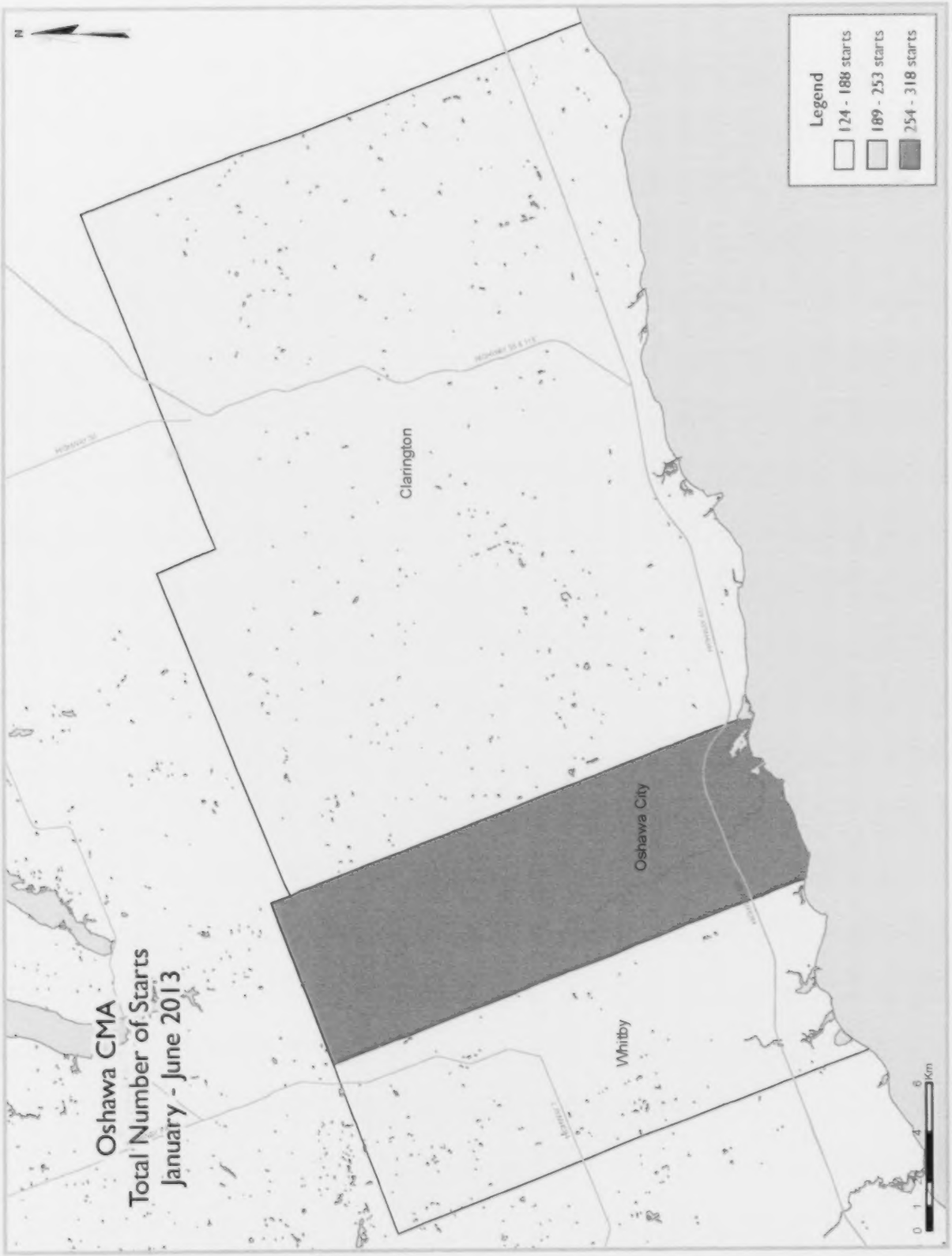

Oshawa CMA
Number of Starts (Multiples)
Second Quarter 2013
Legend
12 - 19 starts
20 - 26 starts
27 - 33 starts
Clarington
Oshawa City
Whitby
N
0
2
4
6
Km


Oshawa CMA
Number of Starts (Singles)
Second Quarter 2013
Legend
45 - 66 starts
67 - 87 starts
88 - 109 starts
Clarington
Oshawa City
Whitby
N
0
1
4
6
Km

Oshawa CMA
Total Number of Starts
Second Quarter 2013
N
Legend
78 - 92 starts
93 - 106 starts
107 - 121 starts
Clarington
Oshawa City
Whitby
0
1
2
4
6
Km


Oshawa CMA
Number of Starts (Multiples)
January - June 2013
Legend
23 - 47 starts
48 - 71 starts
72 - 96 starts
Clarington
Oshawa City
Whitby
N
0 2 4 6 Km


Oshawa CMA
Number of Starts (Singles)
January - June 2013
Legend
101 - 141 starts
142 - 181 starts
182 - 222 starts
N
Clarington
Oshawa City
Whitby
0
1
4
6
Km


Oshawa CMA
Total Number of Starts
January - June 2013
Legend
124 - 188 starts
189 - 253 starts
254 - 318 starts
Clarington
Oshawa City
Whitby
N
0
1
2
4
6
Km

| ZONE DESCRIPTIONS - TORONTO CMA | |
|---|---|
| **Toronto City** | Toronto, East York, Etobicoke, North York, Scarborough, York |
| **York Region** | Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville |
| **Peel Region** | Brampton, Caledon, Mississauga |
| **Halton Region** | Burlington, Halton Hills, Milton, Oakville |
| **Durham Region** | Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby |
| **Remainder of CMA** | Bradford / West Gwliimbury, Town of Mono, New Techumseth, Orangeville |

# HOUSING NOW REPORT TABLES

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| | |
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| 1.1 | Housing Activity Summary of CMA |
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| 3.1 | Completions by Submarket and by Dwelling Type – Year-to-Date |
| 4 | Absorbed Single-Detached Units by Price Range |
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| 6 | Economic Indicators |

**Available in SELECTED Reports:**

| | |
|---|---|
| 1.2 | Housing Activity Summary by Submarket |
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| 2.4 | Starts by Submarket and by Intended Market – Current Month or Quarter |
| 2.5 | Starts by Submarket and by Intended Market – Year-to-Date |
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| 3.3 | Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date |
| 3.4 | Completions by Submarket and by Intended Market – Current Month or Quarter |
| 3.5 | Completions by Submarket and by Intended Market – Year-to-Date |
| 4.1 | Average Price ($) of Absorbed Single-Detached Units |

## SYMBOLS

| | |
|---|---|
| n/a | Not applicable |
| * | Totals may not add up due to co-operatives and unknown market types |
| ** | Percent change > 200% |
| - | Nil |
| -- | Amount too small to be expressed |

| Table 1a: Housing Starts (SAAR and Trend) July 2013 | | |
|---|---|---|
| **Toronto CMA**[1] | June 2013 | July 2013 |
| Trend[2] | 31,733 | 34,215 |
| SAAR | 34,757 | 31,478 |
| | July 2012 | July 2013 |
| Actual | | |
| July - Single-Detached | 1,033 | 842 |
| July - Multiples | 3,371 | 1,850 |
| July - Total | 4,404 | 2,692 |
| January to July - Single-Detached | 5,719 | 5,403 |
| January to July - Multiples | 22,103 | 12,566 |
| January to July - Total | 27,822 | 17,969 |

| Table 1b: Housing Starts (SAAR and Trend) July 2013 | | |
|---|---|---|
| **Oshawa CMA**[1] | June 2013 | July 2013 |
| Trend[2] | 1,356 | 1,251 |
| SAAR | 784 | 1,127 |
| | July 2012 | July 2013 |
| Actual | | |
| July - Single-Detached | 105 | 105 |
| July - Multiples | 36 | 12 |
| July - Total | 141 | 117 |
| January to July - Single-Detached | 698 | 536 |
| January to July - Multiples | 485 | 205 |
| January to July - Total | 1,183 | 741 |

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

## Table 1.1a: Housing Activity Summary of Toronto CMA
## July 2013

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **STARTS** | | | | | | | | | |
| July 2013 | 834 | 142 | 374 | 8 | 51 | 1,089 | 4 | 190 | 2,692 |
| July 2012 | 1,024 | 202 | 583 | 8 | 47 | 2,367 | 1 | 172 | 4,404 |
| % Change | -18.6 | -29.7 | -35.8 | 0.0 | 8.5 | -54.0 | ** | 10.5 | -38.9 |
| Year-to-date 2013 | 5,381 | 1,172 | 1,994 | 22 | 263 | 8,705 | 4 | 428 | 17,969 |
| Year-to-date 2012 | 5,700 | 1,253 | 3,082 | 18 | 536 | 15,735 | 23 | 1,475 | 27,822 |
| % Change | -5.6 | -6.5 | -35.3 | 22.2 | -50.9 | -44.7 | -82.6 | -71.0 | -35.4 |
| **UNDER CONSTRUCTION** | | | | | | | | | |
| July 2013 | 8,316 | 1,868 | 3,909 | 19 | 901 | 49,277 | 12 | 2,139 | 66,442 |
| July 2012 | 7,846 | 1,777 | 3,937 | 32 | 978 | 43,841 | 23 | 3,162 | 61,596 |
| % Change | 6.0 | 5.1 | -0.7 | -40.6 | -7.9 | 12.4 | -47.8 | -32.4 | 7.9 |
| **COMPLETIONS** | | | | | | | | | |
| July 2013 | 770 | 256 | 223 | 17 | 24 | 976 | 0 | 210 | 2,476 |
| July 2012 | 1,071 | 150 | 324 | 3 | 50 | 809 | 8 | 0 | 2,415 |
| % Change | -28.1 | 70.7 | -31.2 | ** | -52.0 | 20.6 | -100.0 | n/a | 2.5 |
| Year-to-date 2013 | 5,498 | 1,297 | 1,931 | 42 | 393 | 9,976 | 14 | 1,596 | 20,747 |
| Year-to-date 2012 | 6,664 | 1,162 | 1,931 | 13 | 511 | 6,683 | 16 | 1,885 | 18,865 |
| % Change | -17.5 | 11.6 | 0.0 | ** | -23.1 | 49.3 | -12.5 | -15.3 | 10.0 |
| **COMPLETED & NOT ABSORBED** | | | | | | | | | |
| July 2013 | 137 | 34 | 70 | 0 | 6 | 1,022 | n/a | n/a | 1,269 |
| July 2012 | 119 | 10 | 36 | 0 | 7 | 807 | n/a | n/a | 979 |
| % Change | 15.1 | ** | 94.4 | n/a | -14.3 | 26.6 | n/a | n/a | 29.6 |
| **ABSORBED** | | | | | | | | | |
| July 2013 | 786 | 273 | 246 | 18 | 24 | 998 | n/a | n/a | 2,345 |
| July 2012 | 1,088 | 148 | 326 | 3 | 50 | 796 | n/a | n/a | 2,411 |
| % Change | -27.8 | 84.5 | -24.5 | ** | -52.0 | 25.4 | n/a | n/a | -2.7 |
| Year-to-date 2013 | 5,499 | 1,281 | 1,932 | 42 | 398 | 9,863 | n/a | n/a | 19,015 |
| Year-to-date 2012 | 6,639 | 1,171 | 1,956 | 13 | 506 | 6,724 | n/a | n/a | 17,009 |
| % Change | -17.2 | 9.4 | -1.2 | ** | -21.3 | 46.7 | n/a | n/a | 11.8 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.1b: Housing Activity Summary of Oshawa CMA**
**July 2013**

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **STARTS** | | | | | | | | | |
| July 2013 | 103 | 8 | 4 | 0 | 0 | 0 | 2 | 0 | 117 |
| July 2012 | 105 | 0 | 6 | 0 | 30 | 0 | 0 | 0 | 141 |
| % Change | -1.9 | n/a | -33.3 | n/a | -100.0 | n/a | n/a | n/a | -17.0 |
| Year-to-date 2013 | 532 | 56 | 51 | 0 | 21 | 0 | 31 | 50 | 741 |
| Year-to-date 2012 | 698 | 6 | 70 | 0 | 116 | 154 | 0 | 139 | 1,183 |
| % Change | -23.8 | ** | -27.1 | n/a | -81.9 | -100.0 | n/a | -64.0 | -37.4 |
| **UNDER CONSTRUCTION** | | | | | | | | | |
| July 2013 | 601 | 64 | 75 | 0 | 70 | 160 | 35 | 196 | 1,201 |
| July 2012 | 755 | 6 | 98 | 0 | 165 | 190 | 0 | 175 | 1,389 |
| % Change | -20.4 | ** | -23.5 | n/a | -57.6 | -15.8 | n/a | 12.0 | -13.5 |
| **COMPLETIONS** | | | | | | | | | |
| July 2013 | 111 | 10 | 12 | 0 | 0 | 0 | 0 | 4 | 137 |
| July 2012 | 151 | 0 | 30 | 0 | 10 | 0 | 0 | 0 | 191 |
| % Change | -26.5 | n/a | -60.0 | n/a | -100.0 | n/a | n/a | n/a | -28.3 |
| Year-to-date 2013 | 571 | 32 | 66 | 0 | 108 | 30 | 7 | 13 | 827 |
| Year-to-date 2012 | 737 | 0 | 175 | 0 | 58 | 0 | 48 | 14 | 1,032 |
| % Change | -22.5 | n/a | -62.3 | n/a | 86.2 | n/a | -85.4 | -7.1 | -19.9 |
| **COMPLETED & NOT ABSORBED** | | | | | | | | | |
| July 2013 | 10 | 0 | 0 | 0 | 0 | 9 | n/a | n/a | 19 |
| July 2012 | 6 | 0 | 1 | 0 | 3 | 9 | n/a | n/a | 19 |
| % Change | 66.7 | n/a | -100.0 | n/a | -100.0 | 0.0 | n/a | n/a | 0.0 |
| **ABSORBED** | | | | | | | | | |
| July 2013 | 106 | 10 | 12 | 0 | 0 | 0 | n/a | n/a | 128 |
| July 2012 | 155 | 0 | 31 | 0 | 10 | 0 | n/a | n/a | 196 |
| % Change | -31.6 | n/a | -61.3 | n/a | -100.0 | n/a | n/a | n/a | -34.7 |
| Year-to-date 2013 | 572 | 32 | 66 | 0 | 110 | 30 | n/a | n/a | 810 |
| Year-to-date 2012 | 751 | 0 | 175 | 0 | 58 | 1 | n/a | n/a | 985 |
| % Change | -23.8 | n/a | -62.3 | n/a | 89.7 | ** | n/a | n/a | -17.8 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.1c: Housing Activity Summary of Greater Toronto Area**
**July 2013**

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **STARTS** | | | | | | | | | |
| July 2013 | 876 | 144 | 366 | 1 | 67 | 1,089 | 6 | 190 | 2,739 |
| July 2012 | 1,096 | 202 | 589 | 2 | 75 | 2,367 | 1 | 172 | 4,504 |
| % Change | -20.1 | -28.7 | -37.9 | -50.0 | -10.7 | -54.0 | ** | 10.5 | -39.2 |
| Year-to-date 2013 | 5,609 | 1,210 | 1,950 | 1 | 366 | 8,937 | 35 | 748 | 18,856 |
| Year-to-date 2012 | 6,146 | 1,257 | 3,153 | 2 | 644 | 16,227 | 23 | 1,614 | 29,066 |
| % Change | -8.7 | -3.7 | -38.2 | -50.0 | -43.2 | -44.9 | 52.2 | -53.7 | -35.1 |
| **UNDER CONSTRUCTION** | | | | | | | | | |
| July 2013 | 8,633 | 1,896 | 3,835 | 2 | 1,097 | 50,007 | 47 | 2,605 | 68,123 |
| July 2012 | 8,360 | 1,773 | 4,063 | 14 | 1,137 | 44,523 | 23 | 3,487 | 63,380 |
| % Change | 3.3 | 6.9 | -5.6 | -85.7 | -3.5 | 12.3 | 104.3 | -25.3 | 7.5 |
| **COMPLETIONS** | | | | | | | | | |
| July 2013 | 848 | 266 | 235 | 9 | 16 | 944 | 0 | 214 | 2,532 |
| July 2012 | 1,161 | 148 | 343 | 1 | 60 | 809 | 8 | 0 | 2,530 |
| % Change | -27.0 | 79.7 | -31.5 | ** | -73.3 | 16.7 | -100.0 | n/a | 0.1 |
| Year-to-date 2013 | 5,803 | 1,281 | 1,990 | 12 | 487 | 10,160 | 21 | 1,609 | 21,363 |
| Year-to-date 2012 | 7,158 | 1,126 | 2,095 | 2 | 592 | 6,683 | 64 | 1,899 | 19,619 |
| % Change | -18.9 | 13.8 | -5.0 | ** | -17.7 | 52.0 | -67.2 | -15.3 | 8.9 |
| **COMPLETED & NOT ABSORBED** | | | | | | | | | |
| July 2013 | 155 | 32 | 54 | 0 | 6 | 1,016 | n/a | n/a | 1,263 |
| July 2012 | 134 | 8 | 37 | 0 | 13 | 816 | n/a | n/a | 1,008 |
| % Change | 15.7 | ** | 45.9 | n/a | -53.8 | 24.5 | n/a | n/a | 25.3 |
| **ABSORBED** | | | | | | | | | |
| July 2013 | 862 | 283 | 258 | 9 | 16 | 984 | n/a | n/a | 2,412 |
| July 2012 | 1,180 | 148 | 346 | 1 | 60 | 796 | n/a | n/a | 2,531 |
| % Change | -26.9 | 91.2 | -25.4 | ** | -73.3 | 23.6 | n/a | n/a | -4.7 |
| Year-to-date 2013 | 5,797 | 1,265 | 1,991 | 12 | 494 | 10,062 | n/a | n/a | 19,621 |
| Year-to-date 2012 | 7,127 | 1,137 | 2,120 | 2 | 587 | 6,734 | n/a | n/a | 17,707 |
| % Change | -18.7 | 11.3 | -6.1 | ** | -15.8 | 49.4 | n/a | n/a | 10.8 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.2: Housing Activity Summary by Submarket
## July 2013

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **STARTS** | | | | | | | | | |
| **Toronto City** | | | | | | | | | |
| July 2013 | 144 | 0 | 104 | 0 | 0 | 938 | 4 | 184 | 1,374 |
| July 2012 | 83 | 8 | 53 | 0 | 30 | 1,672 | 0 | 172 | 2,018 |
| **York Region** | | | | | | | | | |
| July 2013 | 224 | 12 | 41 | 0 | 0 | 55 | 0 | 2 | 334 |
| July 2012 | 408 | 56 | 375 | 2 | 0 | 620 | 1 | 0 | 1,462 |
| **Peel Region** | | | | | | | | | |
| July 2013 | 265 | 100 | 105 | 1 | 33 | 0 | 0 | 4 | 508 |
| July 2012 | 344 | 70 | 0 | 0 | 9 | 0 | 0 | 0 | 423 |
| **Halton Region** | | | | | | | | | |
| July 2013 | 90 | 24 | 48 | 0 | 34 | 96 | 0 | 0 | 292 |
| July 2012 | 91 | 54 | 141 | 0 | 0 | 75 | 0 | 0 | 361 |
| **Durham Region** | | | | | | | | | |
| July 2013 | 153 | 8 | 68 | 0 | 0 | 0 | 2 | 0 | 231 |
| July 2012 | 170 | 14 | 20 | 0 | 36 | 0 | 0 | 0 | 240 |
| **Toronto CMA** | | | | | | | | | |
| July 2013 | 834 | 142 | 374 | 8 | 51 | 1,089 | 4 | 190 | 2,692 |
| July 2012 | 1,024 | 202 | 583 | 8 | 47 | 2,367 | 1 | 172 | 4,404 |
| **Oshawa CMA** | | | | | | | | | |
| July 2013 | 103 | 8 | 4 | 0 | 0 | 0 | 2 | 0 | 117 |
| July 2012 | 105 | 0 | 6 | 0 | 30 | 0 | 0 | 0 | 141 |
| **Greater Toronto Area** | | | | | | | | | |
| July 2013 | 876 | 144 | 366 | 1 | 67 | 1,089 | 6 | 190 | 2,739 |
| July 2012 | 1,096 | 202 | 589 | 2 | 75 | 2,367 | 1 | 172 | 4,504 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.2: Housing Activity Summary by Submarket
## July 2013

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **UNDER CONSTRUCTION** | | | | | | | | | |
| **Toronto City** | | | | | | | | | |
| July 2013 | 1,437 | 196 | 684 | 0 | 267 | 39,851 | 4 | 1,796 | 44,235 |
| July 2012 | 1,213 | 224 | 786 | 0 | 178 | 35,485 | 14 | 2,568 | 40,468 |
| **York Region** | | | | | | | | | |
| July 2013 | 2,345 | 310 | 1,093 | 1 | 90 | 6,090 | 0 | 114 | 10,043 |
| July 2012 | 2,302 | 234 | 1,424 | 4 | 313 | 5,189 | 1 | 144 | 9,611 |
| **Peel Region** | | | | | | | | | |
| July 2013 | 3,161 | 1,178 | 639 | 1 | 193 | 2,245 | 8 | 229 | 7,655 |
| July 2012 | 2,747 | 1,183 | 884 | 10 | 265 | 2,264 | 8 | 450 | 7,811 |
| **Halton Region** | | | | | | | | | |
| July 2013 | 674 | 110 | 1,058 | 0 | 417 | 1,661 | 0 | 270 | 4,190 |
| July 2012 | 834 | 90 | 740 | 0 | 132 | 1,395 | 0 | 150 | 3,341 |
| **Durham Region** | | | | | | | | | |
| July 2013 | 1,016 | 102 | 361 | 0 | 130 | 160 | 35 | 196 | 2,000 |
| July 2012 | 1,264 | 42 | 229 | 0 | 249 | 190 | 0 | 175 | 2,149 |
| **Toronto CMA** | | | | | | | | | |
| July 2013 | 8,316 | 1,868 | 3,909 | 19 | 901 | 49,277 | 12 | 2,139 | 66,442 |
| July 2012 | 7,846 | 1,777 | 3,937 | 32 | 978 | 43,841 | 23 | 3,162 | 61,596 |
| **Oshawa CMA** | | | | | | | | | |
| July 2013 | 601 | 64 | 75 | 0 | 70 | 160 | 35 | 196 | 1,201 |
| July 2012 | 755 | 6 | 98 | 0 | 165 | 190 | 0 | 175 | 1,389 |
| **Greater Toronto Area** | | | | | | | | | |
| July 2013 | 8,633 | 1,896 | 3,835 | 2 | 1,097 | 50,007 | 47 | 2,605 | 68,123 |
| July 2012 | 8,360 | 1,773 | 4,063 | 14 | 1,137 | 44,523 | 23 | 3,487 | 63,380 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.2: Housing Activity Summary by Submarket
## July 2013

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **COMPLETIONS** | | | | | | | | | |
| **Toronto City** | | | | | | | | | |
| July 2013 | 81 | 6 | 21 | 0 | 0 | 735 | 0 | 210 | 1,053 |
| July 2012 | 82 | 4 | 46 | 0 | 0 | 537 | 0 | 0 | 669 |
| **York Region** | | | | | | | | | |
| July 2013 | 153 | 42 | 148 | 0 | 0 | 209 | 0 | 0 | 552 |
| July 2012 | 374 | 46 | 129 | 1 | 35 | 272 | 8 | 0 | 865 |
| **Peel Region** | | | | | | | | | |
| July 2013 | 303 | 124 | 40 | 9 | 6 | 0 | 0 | 0 | 482 |
| July 2012 | 205 | 64 | 52 | 0 | 9 | 0 | 0 | 0 | 330 |
| **Halton Region** | | | | | | | | | |
| July 2013 | 179 | 84 | 14 | 0 | 10 | 0 | 0 | 0 | 287 |
| July 2012 | 264 | 28 | 59 | 0 | 6 | 0 | 0 | 0 | 357 |
| **Durham Region** | | | | | | | | | |
| July 2013 | 132 | 10 | 12 | 0 | 0 | 0 | 0 | 4 | 158 |
| July 2012 | 236 | 6 | 57 | 0 | 10 | 0 | 0 | 0 | 309 |
| **Toronto CMA** | | | | | | | | | |
| July 2013 | 770 | 256 | 223 | 17 | 24 | 976 | 0 | 210 | 2,476 |
| July 2012 | 1,071 | 150 | 324 | 3 | 50 | 809 | 8 | 0 | 2,415 |
| **Oshawa CMA** | | | | | | | | | |
| July 2013 | 111 | 10 | 12 | 0 | 0 | 0 | 0 | 4 | 137 |
| July 2012 | 151 | 0 | 30 | 0 | 10 | 0 | 0 | 0 | 191 |
| **Greater Toronto Area** | | | | | | | | | |
| July 2013 | 848 | 266 | 235 | 9 | 16 | 944 | 0 | 214 | 2,532 |
| July 2012 | 1,161 | 148 | 343 | 1 | 60 | 809 | 8 | 0 | 2,530 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.2: Housing Activity Summary by Submarket**
**July 2013**

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **COMPLETED & NOT ABSORBED** | | | | | | | | | |
| **Toronto City** | | | | | | | | | |
| July 2013 | 81 | 4 | 19 | 0 | 4 | 873 | n/a | n/a | 981 |
| July 2012 | 52 | 3 | 17 | 0 | 4 | 672 | n/a | n/a | 748 |
| **York Region** | | | | | | | | | |
| July 2013 | 19 | 26 | 35 | 0 | 0 | 77 | n/a | n/a | 157 |
| July 2012 | 13 | 0 | 6 | 0 | 1 | 31 | n/a | n/a | 51 |
| **Peel Region** | | | | | | | | | |
| July 2013 | 12 | 2 | 0 | 0 | 2 | 33 | n/a | n/a | 49 |
| July 2012 | 32 | 5 | 0 | 0 | 2 | 74 | n/a | n/a | 113 |
| **Halton Region** | | | | | | | | | |
| July 2013 | 20 | 0 | 0 | 0 | 0 | 24 | n/a | n/a | 44 |
| July 2012 | 18 | 0 | 2 | 0 | 3 | 0 | n/a | n/a | 23 |
| **Durham Region** | | | | | | | | | |
| July 2013 | 23 | 0 | 0 | 0 | 0 | 9 | n/a | n/a | 32 |
| July 2012 | 19 | 0 | 12 | 0 | 3 | 39 | n/a | n/a | 73 |
| **Toronto CMA** | | | | | | | | | |
| July 2013 | 137 | 34 | 70 | 0 | 6 | 1,022 | n/a | n/a | 1,269 |
| July 2012 | 119 | 10 | 36 | 0 | 7 | 807 | n/a | n/a | 979 |
| **Oshawa CMA** | | | | | | | | | |
| July 2013 | 10 | 0 | 0 | 0 | 0 | 9 | n/a | n/a | 19 |
| July 2012 | 6 | 0 | 1 | 0 | 3 | 9 | n/a | n/a | 19 |
| **Greater Toronto Area** | | | | | | | | | |
| July 2013 | 155 | 32 | 54 | 0 | 6 | 1,016 | n/a | n/a | 1,263 |
| July 2012 | 134 | 8 | 37 | 0 | 13 | 816 | n/a | n/a | 1,008 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.2: Housing Activity Summary by Submarket
## July 2013

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **ABSORBED** | | | | | | | | | |
| **Toronto City** | | | | | | | | | |
| July 2013 | 86 | 9 | 30 | 0 | 0 | 795 | n/a | n/a | 920 |
| July 2012 | 74 | 4 | 50 | 0 | 0 | 529 | n/a | n/a | 657 |
| **York Region** | | | | | | | | | |
| July 2013 | 153 | 42 | 143 | 0 | 0 | 177 | n/a | n/a | 515 |
| July 2012 | 375 | 46 | 134 | 1 | 35 | 267 | n/a | n/a | 858 |
| **Peel Region** | | | | | | | | | |
| July 2013 | 312 | 138 | 59 | 9 | 6 | 3 | n/a | n/a | 527 |
| July 2012 | 228 | 64 | 52 | 0 | 9 | 0 | n/a | n/a | 353 |
| **Halton Region** | | | | | | | | | |
| July 2013 | 182 | 84 | 14 | 0 | 10 | 0 | n/a | n/a | 290 |
| July 2012 | 273 | 28 | 59 | 0 | 6 | 0 | n/a | n/a | 366 |
| **Durham Region** | | | | | | | | | |
| July 2013 | 129 | 10 | 12 | 0 | 0 | 9 | n/a | n/a | 160 |
| July 2012 | 230 | 6 | 51 | 0 | 10 | 0 | n/a | n/a | 297 |
| **Toronto CMA** | | | | | | | | | |
| July 2013 | 786 | 273 | 246 | 18 | 24 | 998 | n/a | n/a | 2,345 |
| July 2012 | 1,088 | 148 | 326 | 3 | 50 | 796 | n/a | n/a | 2,411 |
| **Oshawa CMA** | | | | | | | | | |
| July 2013 | 106 | 10 | 12 | 0 | 0 | 0 | n/a | n/a | 128 |
| July 2012 | 155 | 0 | 31 | 0 | 10 | 0 | n/a | n/a | 196 |
| **Greater Toronto Area** | | | | | | | | | |
| July 2013 | 862 | 283 | 258 | 9 | 16 | 984 | n/a | n/a | 2,412 |
| July 2012 | 1,180 | 148 | 346 | 1 | 60 | 796 | n/a | n/a | 2,531 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.3a: History of Housing Starts of Toronto CMA**
**2003 - 2012**

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| 2012 | 10,657 | 2,233 | 4,828 | 39 | 983 | 27,413 | 28 | 1,923 | 48,105 |
| % Change | -4.9 | 12.1 | 11.2 | -2.5 | -5.2 | 42.8 | 133.3 | 0.1 | 21.0 |
| 2011 | 11,207 | 1,992 | 4,340 | 40 | 1,037 | 19,195 | 12 | 1,922 | 39,745 |
| % Change | 13.4 | 21.8 | 30.4 | -18.4 | -24.4 | 65.7 | -57.1 | 46.7 | 36.1 |
| 2010 | 9,887 | 1,636 | 3,327 | 49 | 1,372 | 11,586 | 28 | 1,310 | 29,195 |
| % Change | 22.9 | -18.8 | 37.8 | -39.5 | 132.1 | 5.8 | ** | -27.5 | 12.5 |
| 2009 | 8,048 | 2,014 | 2,415 | 81 | 591 | 10,954 | 8 | 1,808 | 25,949 |
| % Change | -28.4 | -14.4 | -12.9 | 17.4 | -68.0 | -50.8 | -60.0 | 8.2 | -38.5 |
| 2008 | 11,239 | 2,352 | 2,772 | 69 | 1,845 | 22,244 | 20 | 1,671 | 42,212 |
| % Change | -23.8 | -16.6 | -37.0 | 146.4 | 48.1 | 136.7 | ** | 154.3 | 26.8 |
| 2007 | 14,741 | 2,820 | 4,401 | 28 | 1,246 | 9,396 | 4 | 657 | 33,293 |
| % Change | 4.8 | 1.0 | 14.0 | -41.7 | -11.7 | -29.6 | -50.0 | -57.6 | -10.2 |
| 2006 | 14,072 | 2,792 | 3,860 | 48 | 1,411 | 13,338 | 8 | 1,551 | 37,080 |
| % Change | -10.6 | -16.2 | -17.7 | -5.9 | -19.4 | -7.2 | -93.3 | 1.4 | -10.9 |
| 2005 | 15,746 | 3,333 | 4,690 | 51 | 1,751 | 14,376 | 119 | 1,530 | 41,596 |
| % Change | -17.0 | -5.2 | 7.5 | -47.4 | 18.7 | 15.5 | 133.3 | 28.9 | -1.2 |
| 2004 | 18,979 | 3,514 | 4,362 | 97 | 1,475 | 12,450 | 51 | 1,187 | 42,115 |
| % Change | -3.1 | -26.5 | -1.4 | 136.6 | 29.3 | -6.3 | -67.3 | -35.0 | -7.4 |
| 2003 | 19,585 | 4,782 | 4,422 | 41 | 1,141 | 13,291 | 156 | 1,825 | 45,475 |

Source: CMHC (Starts and Completions Survey)

**Table 1.3b: History of Housing Starts of Oshawa CMA**
**2003 - 2012**

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| 2012 | 1,153 | 50 | 111 | 0 | 185 | 154 | 2 | 148 | 1,803 |
| % Change | -16.7 | 25.0 | -44.2 | n/a | 21.7 | ** | -80.0 | ** | -3.0 |
| 2011 | 1,384 | 40 | 199 | 0 | 152 | 30 | 10 | 44 | 1,859 |
| % Change | -10.1 | 150.0 | -13.9 | n/a | 70.8 | n/a | n/a | ** | -1.5 |
| 2010 | 1,540 | 16 | 231 | 0 | 89 | 0 | 0 | 12 | 1,888 |
| % Change | 84.2 | ** | ** | n/a | 140.5 | n/a | -100.0 | -71.4 | 92.7 |
| 2009 | 836 | 4 | 58 | 0 | 37 | 0 | 3 | 42 | 980 |
| % Change | -44.3 | 0.0 | -77.3 | n/a | -79.1 | -100.0 | n/a | 55.6 | -50.7 |
| 2008 | 1,500 | 4 | 255 | 0 | 177 | 24 | 0 | 27 | 1,987 |
| % Change | -14.1 | -71.4 | 38.6 | n/a | 6.0 | -81.7 | n/a | -81.5 | -16.8 |
| 2007 | 1,747 | 14 | 184 | 0 | 167 | 131 | 0 | 146 | 2,389 |
| % Change | -17.1 | -22.2 | -29.0 | n/a | 35.8 | -73.0 | -100.0 | n/a | -20.2 |
| 2006 | 2,108 | 18 | 259 | 0 | 123 | 486 | 1 | 0 | 2,995 |
| % Change | -8.4 | 80.0 | 5.3 | n/a | ** | 54.8 | -97.3 | -100.0 | 2.1 |
| 2005 | 2,301 | 10 | 246 | 0 | 22 | 314 | 37 | 4 | 2,934 |
| % Change | -2.3 | -85.3 | -49.9 | n/a | -21.4 | 49.5 | n/a | n/a | -6.9 |
| 2004 | 2,356 | 68 | 491 | 0 | 28 | 210 | 0 | 0 | 3,153 |
| % Change | -23.4 | -60.5 | -10.6 | n/a | n/a | 191.7 | n/a | -100.0 | -19.3 |
| 2003 | 3,074 | 172 | 549 | 0 | 0 | 72 | 0 | 40 | 3,907 |

Source: CMHC (Starts and Completions Survey)

## Table 1.3c: History of Housing Starts in the Greater Toronto Area 2003 - 2012

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| 2012 | 11,285 | 2,219 | 4,919 | 3 | 1,204 | 27,905 | 30 | 2,071 | 49,637 |
| % Change | -6.8 | 11.8 | 7.5 | -81.3 | -1.0 | 44.0 | 36.4 | 5.3 | 20.3 |
| 2011 | 12,105 | 1,984 | 4,576 | 16 | 1,216 | 19,375 | 22 | 1,966 | 41,260 |
| % Change | 9.3 | 12.7 | 27.6 | -36.0 | -19.9 | 61.2 | -21.4 | 48.7 | 31.6 |
| 2010 | 11,079 | 1,760 | 3,587 | 25 | 1,519 | 12,021 | 28 | 1,322 | 31,341 |
| % Change | 27.9 | -15.4 | 51.5 | ** | 129.1 | 8.8 | 154.5 | -36.6 | 16.3 |
| 2009 | 8,663 | 2,080 | 2,367 | 3 | 663 | 11,044 | 11 | 2,084 | 26,945 |
| % Change | -31.4 | -14.6 | -21.9 | -95.9 | -70.3 | -51.1 | -45.0 | 23.0 | -39.7 |
| 2008 | 12,633 | 2,436 | 3,030 | 73 | 2,231 | 22,585 | 20 | 1,694 | 44,702 |
| % Change | -23.7 | -15.7 | -35.2 | ** | 39.0 | 134.9 | ** | 111.0 | 23.6 |
| 2007 | 16,550 | 2,890 | 4,674 | 18 | 1,605 | 9,615 | 4 | 803 | 36,159 |
| % Change | 2.3 | -0.1 | 9.0 | 50.0 | -4.1 | -30.4 | -76.5 | -50.6 | -10.7 |
| 2006 | 16,179 | 2,894 | 4,287 | 12 | 1,673 | 13,824 | 17 | 1,626 | 40,512 |
| % Change | -10.7 | -14.5 | -15.3 | -65.7 | -16.0 | -6.6 | -90.0 | -3.9 | -10.5 |
| 2005 | 18,127 | 3,383 | 5,059 | 35 | 1,992 | 14,800 | 170 | 1,692 | 45,258 |
| % Change | -15.3 | -7.5 | -0.2 | -12.5 | 23.9 | 13.5 | 120.8 | 27.9 | -2.1 |
| 2004 | 21,413 | 3,656 | 5,068 | 40 | 1,608 | 13,041 | 77 | 1,323 | 46,226 |
| % Change | -5.4 | -27.1 | -3.6 | ** | 14.0 | -3.3 | -50.6 | -29.1 | -7.7 |
| 2003 | 22,627 | 5,014 | 5,259 | 1 | 1,411 | 13,482 | 156 | 1,865 | 50,062 |

Source: CMHC (Starts and Completions Survey)

## Table 2: Starts by Submarket and by Dwelling Type
### July 2013

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | July 2013 | July 2012 | July 2013 | July 2012 | July 2013 | July 2012 | July 2013 | July 2012 | July 2013 | July 2012 | % Change |
| **Toronto City** | 144 | 83 | 4 | 8 | 104 | 83 | 1,122 | 1,844 | 1,374 | 2,018 | -31.9 |
| Toronto | 16 | 15 | 0 | 4 | 0 | 0 | 355 | 1,354 | 371 | 1,373 | -73.0 |
| East York | 3 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 12 | -75.0 |
| Etobicoke | 14 | 8 | 0 | 4 | 0 | 0 | 126 | 490 | 140 | 502 | -72.1 |
| North York | 68 | 32 | 4 | 0 | 42 | 30 | 457 | 0 | 571 | 62 | ** |
| Scarborough | 39 | 14 | 0 | 0 | 62 | 53 | 184 | 0 | 285 | 67 | ** |
| York | 4 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 2 | 100.0 |
| **York Region** | 224 | 411 | 12 | 56 | 41 | 375 | 57 | 620 | 334 | 1,462 | -77.2 |
| Aurora | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | -100.0 |
| East Gwillimbury | 0 | 2 | 4 | 0 | 0 | 0 | 0 | 0 | 4 | 2 | 100.0 |
| Georgina Township | 2 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 15 | -86.7 |
| King Township | 27 | 21 | 2 | 0 | 16 | 14 | 0 | 0 | 45 | 35 | 28.6 |
| Markham | 31 | 110 | 4 | 10 | 0 | 45 | 2 | 620 | 37 | 785 | -95.3 |
| Newmarket | 53 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 53 | 20 | 165.0 |
| Richmond Hill | 55 | 29 | 2 | 6 | 25 | 92 | 0 | 0 | 82 | 127 | -35.4 |
| Vaughan | 49 | 146 | 0 | 40 | 0 | 155 | 55 | 0 | 104 | 341 | -69.5 |
| Whitchurch-Stouffville | 7 | 65 | 0 | 0 | 0 | 69 | 0 | 0 | 7 | 134 | -94.8 |
| **Peel Region** | 266 | 344 | 100 | 70 | 138 | 9 | 4 | 0 | 508 | 423 | 20.1 |
| Brampton | 220 | 299 | 96 | 68 | 118 | 0 | 0 | 0 | 434 | 367 | 18.3 |
| Caledon | 34 | 18 | 4 | 2 | 20 | 0 | 0 | 0 | 58 | 20 | 190.0 |
| Mississauga | 12 | 27 | 0 | 0 | 0 | 9 | 4 | 0 | 16 | 36 | -55.6 |
| **Halton Region** | 90 | 91 | 24 | 54 | 82 | 141 | 96 | 75 | 292 | 361 | -19.1 |
| Burlington | 15 | 10 | 0 | 0 | 20 | 0 | 0 | 0 | 35 | 10 | ** |
| Halton Hills | 29 | 5 | 0 | 0 | 0 | 25 | 0 | 0 | 29 | 30 | -3.3 |
| Milton | 35 | 62 | 24 | 54 | 50 | 116 | 96 | 75 | 205 | 307 | -33.2 |
| Oakville | 11 | 14 | 0 | 0 | 12 | 0 | 0 | 0 | 23 | 14 | 64.3 |
| **Durham Region** | 155 | 170 | 8 | 14 | 68 | 56 | 0 | 0 | 231 | 240 | -3.8 |
| Ajax | 33 | 19 | 0 | 14 | 27 | 13 | 0 | 0 | 60 | 46 | 30.4 |
| Brock | 2 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 4 | -50.0 |
| Clarington | 26 | 55 | 6 | 0 | 4 | 6 | 0 | 0 | 36 | 61 | -41.0 |
| Oshawa | 65 | 33 | 2 | 0 | 0 | 22 | 0 | 0 | 67 | 55 | 21.8 |
| Pickering | 5 | 36 | 0 | 0 | 37 | 7 | 0 | 0 | 42 | 43 | -2.3 |
| Scugog | 5 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 1 | ** |
| Uxbridge | 5 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 5 | 0.0 |
| Whitby | 14 | 17 | 0 | 0 | 0 | 8 | 0 | 0 | 14 | 25 | -44.0 |
| **Remainder of Toronto CMA** | 90 | 54 | 6 | 2 | 16 | 0 | 0 | 0 | 112 | 56 | 100.0 |
| Bradford West Gwillimbury | 55 | 11 | 6 | 0 | 12 | 0 | 0 | 0 | 73 | 11 | ** |
| Town of Mono | 5 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 4 | 25.0 |
| New Tecumseth | 23 | 38 | 0 | 2 | 4 | 0 | 0 | 0 | 27 | 40 | -32.5 |
| Orangeville | 7 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 1 | ** |
| **Toronto CMA** | 842 | 1,033 | 146 | 204 | 425 | 628 | 1,279 | 2,539 | 2,692 | 4,404 | -38.9 |
| **Oshawa CMA** | 105 | 105 | 8 | 0 | 4 | 36 | 0 | 0 | 117 | 141 | -17.0 |
| **Greater Toronto Area (GTA)** | 879 | 1,099 | 148 | 202 | 433 | 664 | 1,279 | 2,539 | 2,739 | 4,504 | -39.2 |

Source: CMHC (Starts and Completions Survey)

## Table 2.1: Starts by Submarket and by Dwelling Type
## January - July 2013

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | YTD 2013 | YTD 2012 | YTD 2013 | YTD 2012 | YTD 2013 | YTD 2012 | YTD 2013 | YTD 2012 | YTD 2013 | YTD 2012 | % Change |
| **Toronto City** | 651 | 534 | 132 | 136 | 372 | 441 | 7,130 | 13,213 | 8,285 | 14,324 | -42.2 |
| Toronto | 94 | 77 | 14 | 12 | 18 | 73 | 5,307 | 8,219 | 5,433 | 8,381 | -35.2 |
| East York | 34 | 58 | 0 | 6 | 0 | 0 | 0 | 105 | 34 | 169 | -79.9 |
| Etobicoke | 104 | 85 | 36 | 70 | 16 | 68 | 328 | 2,258 | 484 | 2,481 | -80.5 |
| North York | 284 | 188 | 70 | 10 | 179 | 187 | 995 | 2,381 | 1,528 | 2,766 | -44.8 |
| Scarborough | 119 | 110 | 10 | 26 | 159 | 110 | 500 | 0 | 788 | 246 | *** |
| York | 16 | 16 | 2 | 12 | 0 | 3 | 0 | 250 | 18 | 281 | -93.6 |
| **York Region** | 1,876 | 2,003 | 178 | 246 | 526 | 1,476 | 872 | 3,080 | 3,452 | 6,805 | -49.3 |
| Aurora | 7 | 51 | 0 | 0 | 0 | 0 | 0 | 157 | 7 | 208 | -96.6 |
| East Gwillimbury | 21 | 75 | 8 | 32 | 0 | 0 | 0 | 0 | 29 | 107 | -72.9 |
| Georgina Township | 84 | 66 | 2 | 0 | 19 | 7 | 0 | 0 | 105 | 73 | 43.8 |
| King Township | 180 | 147 | 4 | 4 | 46 | 66 | 0 | 127 | 230 | 344 | -33.1 |
| Markham | 661 | 465 | 134 | 134 | 306 | 835 | 409 | 1,813 | 1,510 | 3,247 | -53.5 |
| Newmarket | 294 | 266 | 26 | 0 | 0 | 60 | 0 | 0 | 320 | 326 | -1.8 |
| Richmond Hill | 243 | 252 | 4 | 10 | 78 | 208 | 6 | 564 | 331 | 1,034 | -68.0 |
| Vaughan | 255 | 456 | 0 | 46 | 70 | 196 | 457 | 419 | 782 | 1,117 | -30.0 |
| Whitchurch-Stouffville | 131 | 225 | 0 | 20 | 7 | 104 | 0 | 0 | 138 | 349 | -60.5 |
| **Peel Region** | 1,745 | 1,872 | 736 | 743 | 376 | 555 | 692 | 888 | 3,549 | 4,058 | -12.5 |
| Brampton | 1,359 | 1,523 | 438 | 652 | 278 | 468 | 225 | 0 | 2,300 | 2,643 | -13.0 |
| Caledon | 185 | 222 | 36 | 41 | 54 | 78 | 0 | 0 | 275 | 341 | -19.4 |
| Mississauga | 201 | 127 | 262 | 50 | 44 | 9 | 467 | 888 | 974 | 1,074 | -9.3 |
| **Halton Region** | 492 | 597 | 80 | 84 | 709 | 809 | 941 | 551 | 2,222 | 2,041 | 8.9 |
| Burlington | 46 | 71 | 0 | 0 | 130 | 90 | 502 | 338 | 678 | 499 | 35.9 |
| Halton Hills | 164 | 28 | 0 | 0 | 154 | 25 | 0 | 0 | 318 | 53 | *** |
| Milton | 166 | 346 | 58 | 84 | 325 | 467 | 96 | 77 | 645 | 974 | -33.8 |
| Oakville | 116 | 152 | 22 | 0 | 100 | 227 | 343 | 136 | 581 | 515 | 12.8 |
| **Durham Region** | 850 | 1,143 | 88 | 48 | 360 | 354 | 50 | 293 | 1,348 | 1,838 | -26.7 |
| Ajax | 215 | 180 | 10 | 42 | 91 | 137 | 0 | 0 | 316 | 359 | -12.0 |
| Brock | 10 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 6 | 66.7 |
| Clarington | 134 | 390 | 30 | 6 | 54 | 45 | 0 | 82 | 218 | 523 | -58.3 |
| Oshawa | 287 | 158 | 26 | 0 | 24 | 22 | 48 | 0 | 385 | 180 | 113.9 |
| Pickering | 56 | 213 | 22 | 0 | 170 | 31 | 0 | 0 | 248 | 244 | 1.6 |
| Scugog | 11 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 11 | 9 | 22.2 |
| Uxbridge | 22 | 37 | 0 | 0 | 0 | 0 | 0 | 0 | 22 | 37 | -40.5 |
| Whitby | 115 | 150 | 0 | 0 | 21 | 119 | 2 | 211 | 138 | 480 | -71.3 |
| **Remainder of Toronto CMA** | 392 | 354 | 18 | 16 | 143 | 83 | 0 | 0 | 553 | 453 | 22.1 |
| Bradford West Gwillimbury | 231 | 155 | 12 | 2 | 130 | 22 | 0 | 0 | 373 | 179 | 108.4 |
| Town of Mono | 19 | 27 | 0 | 0 | 0 | 0 | 0 | 0 | 19 | 27 | -29.6 |
| New Tecumseth | 87 | 158 | 6 | 14 | 13 | 25 | 0 | 0 | 106 | 197 | -46.2 |
| Orangeville | 55 | 14 | 0 | 0 | 0 | 36 | 0 | 0 | 55 | 50 | 10.0 |
| **Toronto CMA** | 5,403 | 5,719 | 1,176 | 1,267 | 2,257 | 3,442 | 9,133 | 17,394 | 17,969 | 27,822 | -35.4 |
| **Oshawa CMA** | 536 | 698 | 56 | 6 | 99 | 186 | 50 | 293 | 741 | 1,183 | -37.4 |
| **Greater Toronto Area (GTA)** | 5,614 | 6,149 | 1,214 | 1,257 | 2,343 | 3,635 | 9,685 | 18,025 | 18,856 | 29,066 | -35.1 |

Source: CMHC (Starts and Completions Survey)

## Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
## July 2013

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | July 2013 | July 2012 | July 2013 | July 2012 | July 2013 | July 2012 | July 2013 | July 2012 |
| **Toronto City** | 104 | 83 | 0 | 0 | 938 | 1,672 | 184 | 172 |
| Toronto | 0 | 0 | 0 | 0 | 355 | 1,182 | 0 | 172 |
| East York | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Etobicoke | 0 | 0 | 0 | 0 | 126 | 490 | 0 | 0 |
| North York | 42 | 30 | 0 | 0 | 457 | 0 | 0 | 0 |
| Scarborough | 62 | 53 | 0 | 0 | 0 | 0 | 184 | 0 |
| York | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **York Region** | 41 | 375 | 0 | 0 | 55 | 620 | 2 | 0 |
| Aurora | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| East Gwillimbury | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Georgina Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| King Township | 16 | 14 | 0 | 0 | 0 | 0 | 0 | 0 |
| Markham | 0 | 45 | 0 | 0 | 0 | 620 | 2 | 0 |
| Newmarket | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Richmond Hill | 25 | 92 | 0 | 0 | 0 | 0 | 0 | 0 |
| Vaughan | 0 | 155 | 0 | 0 | 55 | 0 | 0 | 0 |
| Whitchurch-Stouffville | 0 | 69 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Peel Region** | 138 | 9 | 0 | 0 | 0 | 0 | 4 | 0 |
| Brampton | 118 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Caledon | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Mississauga | 0 | 9 | 0 | 0 | 0 | 0 | 4 | 0 |
| **Halton Region** | 82 | 141 | 0 | 0 | 96 | 75 | 0 | 0 |
| Burlington | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Halton Hills | 0 | 25 | 0 | 0 | 0 | 0 | 0 | 0 |
| Milton | 50 | 116 | 0 | 0 | 96 | 75 | 0 | 0 |
| Oakville | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Durham Region** | 68 | 56 | 0 | 0 | 0 | 0 | 0 | 0 |
| Ajax | 27 | 13 | 0 | 0 | 0 | 0 | 0 | 0 |
| Brock | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Clarington | 4 | 6 | 0 | 0 | 0 | 0 | 0 | 0 |
| Oshawa | 0 | 22 | 0 | 0 | 0 | 0 | 0 | 0 |
| Pickering | 37 | 7 | 0 | 0 | 0 | 0 | 0 | 0 |
| Scugog | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Uxbridge | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Whitby | 0 | 8 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Remainder of Toronto CMA** | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Bradford West Gwillimbury | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Town of Mono | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| New Tecumseth | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Orangeville | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Toronto CMA** | 425 | 628 | 0 | 0 | 1,089 | 2,367 | 190 | 172 |
| **Oshawa CMA** | 4 | 36 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Greater Toronto Area (GTA)** | 433 | 664 | 0 | 0 | 1,089 | 2,367 | 190 | 172 |

Source: CMHC (Starts and Completions Survey)

## Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
## January - July 2013

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2013 | YTD 2012 | YTD 2013 | YTD 2012 | YTD 2013 | YTD 2012 | YTD 2013 | YTD 2012 |
| **Toronto City** | 372 | 427 | 0 | 14 | 6,944 | 12,136 | 186 | 1,077 |
| Toronto | 18 | 73 | 0 | 0 | 5,305 | 7,483 | 2 | 736 |
| East York | 0 | 0 | 0 | 0 | 0 | 105 | 0 | 0 |
| Etobicoke | 16 | 68 | 0 | 0 | 328 | 2,258 | 0 | 0 |
| North York | 179 | 173 | 0 | 14 | 995 | 2,290 | 0 | 91 |
| Scarborough | 159 | 110 | 0 | 0 | 316 | 0 | 184 | 0 |
| York | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 250 |
| **York Region** | 526 | 1,468 | 0 | 8 | 859 | 2,932 | 13 | 148 |
| Aurora | 0 | 0 | 0 | 0 | 0 | 157 | 0 | 0 |
| East Gwillimbury | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Georgina Township | 19 | 7 | 0 | 0 | 0 | 0 | 0 | 0 |
| King Township | 46 | 66 | 0 | 0 | 0 | 127 | 0 | 0 |
| Markham | 306 | 835 | 0 | 0 | 402 | 1,805 | 7 | 8 |
| Newmarket | 0 | 60 | 0 | 0 | 0 | 0 | 0 | 0 |
| Richmond Hill | 78 | 208 | 0 | 0 | 0 | 424 | 6 | 140 |
| Vaughan | 70 | 196 | 0 | 0 | 457 | 419 | 0 | 0 |
| Whitchurch-Stouffville | 7 | 96 | 0 | 8 | 0 | 0 | 0 | 0 |
| **Peel Region** | 376 | 555 | 0 | 0 | 463 | 638 | 229 | 250 |
| Brampton | 278 | 468 | 0 | 0 | 0 | 0 | 225 | 0 |
| Caledon | 54 | 78 | 0 | 0 | 0 | 0 | 0 | 0 |
| Mississauga | 44 | 9 | 0 | 0 | 463 | 638 | 4 | 250 |
| **Halton Region** | 709 | 809 | 0 | 0 | 671 | 551 | 270 | 0 |
| Burlington | 130 | 90 | 0 | 0 | 232 | 338 | 270 | 0 |
| Halton Hills | 154 | 25 | 0 | 0 | 0 | 0 | 0 | 0 |
| Milton | 325 | 467 | 0 | 0 | 96 | 77 | 0 | 0 |
| Oakville | 100 | 227 | 0 | 0 | 343 | 136 | 0 | 0 |
| **Durham Region** | 333 | 354 | 27 | 0 | 0 | 154 | 50 | 139 |
| Ajax | 91 | 137 | 0 | 0 | 0 | 0 | 0 | 0 |
| Brock | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Clarington | 27 | 45 | 27 | 0 | 0 | 82 | 0 | 0 |
| Oshawa | 24 | 22 | 0 | 0 | 0 | 0 | 48 | 0 |
| Pickering | 170 | 31 | 0 | 0 | 0 | 0 | 0 | 0 |
| Scugog | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Uxbridge | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Whitby | 21 | 119 | 0 | 0 | 0 | 72 | 2 | 139 |
| **Remainder of Toronto CMA** | 143 | 83 | 0 | 0 | 0 | 0 | 0 | 0 |
| Bradford West Gwillimbury | 130 | 22 | 0 | 0 | 0 | 0 | 0 | 0 |
| Town of Mono | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| New Tecumseth | 13 | 25 | 0 | 0 | 0 | 0 | 0 | 0 |
| Orangeville | 0 | 36 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Toronto CMA** | 2,257 | 3,420 | 0 | 22 | 8,705 | 15,919 | 428 | 1,475 |
| **Oshawa CMA** | 72 | 186 | 27 | 0 | 0 | 154 | 50 | 139 |
| **Greater Toronto Area (GTA)** | 2,316 | 3,613 | 27 | 22 | 8,937 | 16,411 | 748 | 1,614 |

Source: CMHC (Starts and Completions Survey)

## Table 2.4: Starts by Submarket and by Intended Market
## July 2013

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | July 2013 | July 2012 | July 2013 | July 2012 | July 2013 | July 2012 | July 2013 | July 2012 |
| **Toronto City** | 248 | 144 | 938 | 1,702 | 188 | 172 | 1,374 | 2,018 |
| Toronto | 16 | 19 | 355 | 1,182 | 0 | 172 | 371 | 1,373 |
| East York | 3 | 12 | 0 | 0 | 0 | 0 | 3 | 12 |
| Etobicoke | 14 | 12 | 126 | 490 | 0 | 0 | 140 | 502 |
| North York | 110 | 32 | 457 | 30 | 4 | 0 | 571 | 62 |
| Scarborough | 101 | 67 | 0 | 0 | 184 | 0 | 285 | 67 |
| York | 4 | 2 | 0 | 0 | 0 | 0 | 4 | 2 |
| **York Region** | 277 | 839 | 55 | 622 | 2 | 1 | 334 | 1,462 |
| Aurora | 0 | 1 | 0 | 2 | 0 | 0 | 0 | 3 |
| East Gwillimbury | 4 | 2 | 0 | 0 | 0 | 0 | 4 | 2 |
| Georgina Township | 2 | 15 | 0 | 0 | 0 | 0 | 2 | 15 |
| King Township | 45 | 35 | 0 | 0 | 0 | 0 | 45 | 35 |
| Markham | 35 | 165 | 0 | 620 | 2 | 0 | 37 | 785 |
| Newmarket | 53 | 20 | 0 | 0 | 0 | 0 | 53 | 20 |
| Richmond Hill | 82 | 127 | 0 | 0 | 0 | 0 | 82 | 127 |
| Vaughan | 49 | 341 | 55 | 0 | 0 | 0 | 104 | 341 |
| Whitchurch-Stouffville | 7 | 133 | 0 | 0 | 0 | 1 | 7 | 134 |
| **Peel Region** | 470 | 414 | 34 | 9 | 4 | 0 | 508 | 423 |
| Brampton | 401 | 367 | 33 | 0 | 0 | 0 | 434 | 367 |
| Caledon | 58 | 20 | 0 | 0 | 0 | 0 | 58 | 20 |
| Mississauga | 11 | 27 | 1 | 9 | 4 | 0 | 16 | 36 |
| **Halton Region** | 162 | 286 | 130 | 75 | 0 | 0 | 292 | 361 |
| Burlington | 15 | 10 | 20 | 0 | 0 | 0 | 35 | 10 |
| Halton Hills | 29 | 30 | 0 | 0 | 0 | 0 | 29 | 30 |
| Milton | 95 | 232 | 110 | 75 | 0 | 0 | 205 | 307 |
| Oakville | 23 | 14 | 0 | 0 | 0 | 0 | 23 | 14 |
| **Durham Region** | 229 | 204 | 0 | 36 | 2 | 0 | 231 | 240 |
| Ajax | 60 | 40 | 0 | 6 | 0 | 0 | 60 | 46 |
| Brock | 2 | 4 | 0 | 0 | 0 | 0 | 2 | 4 |
| Clarington | 36 | 61 | 0 | 0 | 0 | 0 | 36 | 61 |
| Oshawa | 65 | 33 | 0 | 22 | 2 | 0 | 67 | 55 |
| Pickering | 42 | 43 | 0 | 0 | 0 | 0 | 42 | 43 |
| Scugog | 5 | 1 | 0 | 0 | 0 | 0 | 5 | 1 |
| Uxbridge | 5 | 5 | 0 | 0 | 0 | 0 | 5 | 5 |
| Whitby | 14 | 17 | 0 | 8 | 0 | 0 | 14 | 25 |
| **Remainder of Toronto CMA** | 101 | 48 | 11 | 8 | 0 | 0 | 112 | 56 |
| Bradford West Gwillimbury | 73 | 11 | 0 | 0 | 0 | 0 | 73 | 11 |
| Town of Mono | 1 | 4 | 4 | 0 | 0 | 0 | 5 | 4 |
| New Tecumseth | 20 | 32 | 7 | 8 | 0 | 0 | 27 | 40 |
| Orangeville | 7 | 1 | 0 | 0 | 0 | 0 | 7 | 1 |
| **Toronto CMA** | 1,350 | 1,809 | 1,148 | 2,422 | 194 | 173 | 2,692 | 4,404 |
| **Oshawa CMA** | 115 | 111 | 0 | 30 | 2 | 0 | 117 | 141 |
| **Greater Toronto Area (GTA)** | 1,386 | 1,887 | 1,157 | 2,444 | 196 | 173 | 2,739 | 4,504 |

Source: CMHC (Starts and Completions Survey)

## Table 2.5: Starts by Submarket and by Intended Market
## January - July 2013

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | YTD 2013 | YTD 2012 | YTD 2013 | YTD 2012 | YTD 2013 | YTD 2012 | YTD 2013 | YTD 2012 |
| **Toronto City** | 1,014 | 1,161 | 7,081 | 12,072 | 190 | 1,091 | 8,285 | 14,324 |
| Toronto | 126 | 162 | 5,305 | 7,483 | 2 | 736 | 5,433 | 8,381 |
| East York | 34 | 64 | 0 | 105 | 0 | 0 | 34 | 169 |
| Etobicoke | 156 | 155 | 328 | 2,326 | 0 | 0 | 484 | 2,481 |
| North York | 392 | 503 | 1,132 | 2,158 | 4 | 105 | 1,528 | 2,766 |
| Scarborough | 288 | 246 | 316 | 0 | 184 | 0 | 788 | 246 |
| York | 18 | 31 | 0 | 0 | 0 | 250 | 18 | 281 |
| **York Region** | 2,560 | 3,668 | 879 | 2,980 | 13 | 157 | 3,452 | 6,805 |
| Aurora | 7 | 49 | 0 | 159 | 0 | 0 | 7 | 208 |
| East Gwillimbury | 29 | 107 | 0 | 0 | 0 | 0 | 29 | 107 |
| Georgina Township | 105 | 73 | 0 | 0 | 0 | 0 | 105 | 73 |
| King Township | 230 | 217 | 0 | 127 | 0 | 0 | 230 | 344 |
| Markham | 1,101 | 1,410 | 402 | 1,829 | 7 | 8 | 1,510 | 3,247 |
| Newmarket | 320 | 326 | 0 | 0 | 0 | 0 | 320 | 326 |
| Richmond Hill | 318 | 448 | 7 | 446 | 6 | 140 | 331 | 1,034 |
| Vaughan | 312 | 698 | 470 | 419 | 0 | 0 | 782 | 1,117 |
| Whitchurch-Stouffville | 138 | 340 | 0 | 0 | 0 | 9 | 138 | 349 |
| **Peel Region** | 2,823 | 3,109 | 497 | 699 | 229 | 250 | 3,549 | 4,058 |
| Brampton | 2,042 | 2,591 | 33 | 52 | 225 | 0 | 2,300 | 2,643 |
| Caledon | 275 | 341 | 0 | 0 | 0 | 0 | 275 | 341 |
| Mississauga | 506 | 177 | 464 | 647 | 4 | 250 | 974 | 1,074 |
| **Halton Region** | 1,142 | 1,259 | 810 | 782 | 270 | 0 | 2,222 | 2,041 |
| Burlington | 90 | 155 | 318 | 344 | 270 | 0 | 678 | 499 |
| Halton Hills | 318 | 53 | 0 | 0 | 0 | 0 | 318 | 53 |
| Milton | 535 | 899 | 110 | 75 | 0 | 0 | 645 | 974 |
| Oakville | 199 | 152 | 382 | 363 | 0 | 0 | 581 | 515 |
| **Durham Region** | 1,230 | 1,359 | 37 | 340 | 81 | 139 | 1,348 | 1,838 |
| Ajax | 300 | 289 | 16 | 70 | 0 | 0 | 316 | 359 |
| Brock | 10 | 6 | 0 | 0 | 0 | 0 | 10 | 6 |
| Clarington | 191 | 425 | 0 | 98 | 27 | 0 | 218 | 523 |
| Oshawa | 333 | 158 | 0 | 22 | 52 | 0 | 385 | 180 |
| Pickering | 248 | 244 | 0 | 0 | 0 | 0 | 248 | 244 |
| Scugog | 11 | 9 | 0 | 0 | 0 | 0 | 11 | 9 |
| Uxbridge | 22 | 37 | 0 | 0 | 0 | 0 | 22 | 37 |
| Whitby | 115 | 191 | 21 | 150 | 2 | 139 | 138 | 480 |
| **Remainder of Toronto CMA** | 528 | 423 | 25 | 30 | 0 | 0 | 553 | 453 |
| Bradford West Gwillimbury | 373 | 179 | 0 | 0 | 0 | 0 | 373 | 179 |
| Town of Mono | 5 | 17 | 14 | 10 | 0 | 0 | 19 | 27 |
| New Tecumseth | 95 | 177 | 11 | 20 | 0 | 0 | 106 | 197 |
| Orangeville | 55 | 50 | 0 | 0 | 0 | 0 | 55 | 50 |
| **Toronto CMA** | 8,547 | 10,035 | 8,990 | 16,289 | 432 | 1,498 | 17,969 | 27,822 |
| **Oshawa CMA** | 639 | 774 | 21 | 270 | 81 | 139 | 741 | 1,183 |
| **Greater Toronto Area (GTA)** | 8,769 | 10,556 | 9,304 | 16,873 | 783 | 1,637 | 18,856 | 29,066 |

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type**
**July 2013**

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | July 2013 | July 2012 | July 2013 | July 2012 | July 2013 | July 2012 | July 2013 | July 2012 | July 2013 | July 2012 | % Change |
| **Toronto City** | 81 | 82 | 6 | 4 | 21 | 46 | 945 | 537 | 1,053 | 669 | 57.4 |
| Toronto | 12 | 10 | 0 | 4 | 0 | 5 | 735 | 342 | 747 | 361 | 106.9 |
| East York | 8 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | 4 | 100.0 |
| Etobicoke | 14 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 14 | 13 | 7.7 |
| North York | 36 | 31 | 0 | 0 | 15 | 11 | 0 | 195 | 51 | 237 | -78.5 |
| Scarborough | 8 | 21 | 6 | 0 | 6 | 30 | 210 | 0 | 230 | 51 | ** |
| York | 3 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 3 | 0.0 |
| **York Region** | 153 | 375 | 42 | 46 | 148 | 172 | 209 | 272 | 552 | 865 | -36.2 |
| Aurora | 0 | 5 | 0 | 0 | 17 | 0 | 0 | 0 | 17 | 5 | ** |
| East Gwillimbury | 6 | 4 | 2 | 0 | 0 | 0 | 0 | 0 | 8 | 4 | 100.0 |
| Georgina Township | 11 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 11 | 8 | 37.5 |
| King Township | 7 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 4 | 75.0 |
| Markham | 39 | 85 | 32 | 44 | 70 | 82 | 209 | 0 | 350 | 211 | 65.9 |
| Newmarket | 26 | 14 | 8 | 0 | 0 | 0 | 0 | 0 | 34 | 14 | 142.9 |
| Richmond Hill | 17 | 113 | 0 | 0 | 11 | 44 | 0 | 0 | 28 | 157 | -82.2 |
| Vaughan | 21 | 131 | 0 | 2 | 15 | 27 | 0 | 272 | 36 | 432 | -91.7 |
| Whitchurch-Stouffville | 26 | 11 | 0 | 0 | 35 | 19 | 0 | 0 | 61 | 30 | 103.3 |
| **Peel Region** | 312 | 205 | 130 | 64 | 40 | 61 | 0 | 0 | 482 | 330 | 46.1 |
| Brampton | 295 | 160 | 128 | 54 | 40 | 0 | 0 | 0 | 463 | 214 | 116.4 |
| Caledon | 16 | 36 | 0 | 10 | 0 | 52 | 0 | 0 | 16 | 98 | -83.7 |
| Mississauga | 1 | 9 | 2 | 0 | 0 | 9 | 0 | 0 | 3 | 18 | -83.3 |
| **Halton Region** | 179 | 264 | 84 | 28 | 24 | 65 | 0 | 0 | 287 | 357 | -19.6 |
| Burlington | 25 | 22 | 0 | 0 | 0 | 0 | 0 | 0 | 25 | 22 | 13.6 |
| Halton Hills | 53 | 7 | 0 | 0 | 14 | 0 | 0 | 0 | 67 | 7 | ** |
| Milton | 90 | 109 | 72 | 24 | 0 | 45 | 0 | 0 | 162 | 178 | -9.0 |
| Oakville | 11 | 126 | 12 | 4 | 10 | 20 | 0 | 0 | 33 | 150 | -78.0 |
| **Durham Region** | 132 | 236 | 10 | 6 | 12 | 67 | 4 | 0 | 158 | 309 | -48.9 |
| Ajax | 11 | 72 | 0 | 6 | 0 | 27 | 0 | 0 | 11 | 105 | -89.5 |
| Brock | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | -100.0 |
| Clarington | 37 | 81 | 2 | 0 | 0 | 30 | 4 | 0 | 43 | 111 | -61.3 |
| Oshawa | 52 | 30 | 8 | 0 | 12 | 0 | 0 | 0 | 72 | 30 | 140.0 |
| Pickering | 8 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | 2 | ** |
| Scugog | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | -100.0 |
| Uxbridge | 2 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 9 | -77.8 |
| Whitby | 22 | 40 | 0 | 0 | 0 | 10 | 0 | 0 | 22 | 50 | -56.0 |
| **Remainder of Toronto CMA** | 66 | 87 | 8 | 2 | 0 | 11 | 32 | 0 | 106 | 100 | 6.0 |
| Bradford West Gwillimbury | 16 | 22 | 0 | 0 | 0 | 0 | 0 | 0 | 16 | 22 | -27.3 |
| Town of Mono | 9 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | 4 | 125.0 |
| New Tecumseth | 29 | 54 | 8 | 0 | 0 | 0 | 32 | 0 | 69 | 54 | 27.8 |
| Orangeville | 12 | 7 | 0 | 2 | 0 | 11 | 0 | 0 | 12 | 20 | -40.0 |
| **Toronto CMA** | 787 | 1,074 | 270 | 150 | 233 | 382 | 1,186 | 809 | 2,476 | 2,415 | 2.5 |
| **Oshawa CMA** | 111 | 151 | 10 | 0 | 12 | 40 | 4 | 0 | 137 | 191 | -28.3 |
| **Greater Toronto Area (GTA)** | 857 | 1,162 | 272 | 148 | 245 | 411 | 1,158 | 809 | 2,532 | 2,530 | 0.1 |

Source: CMHC (Starts and Completions Survey)

## Table 3.1: Completions by Submarket and by Dwelling Type
## January - July 2013

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | YTD 2013 | YTD 2012 | YTD 2013 | YTD 2012 | YTD 2013 | YTD 2012 | YTD 2013 | YTD 2012 | YTD 2013 | YTD 2012 | % Change |
| **Toronto City** | 555 | 479 | 116 | 162 | 364 | 403 | 9,047 | 6,483 | 10,082 | 7,527 | 33.9 |
| Toronto | 105 | 65 | 10 | 6 | 15 | 23 | 5,877 | 3,318 | 6,007 | 3,412 | 76.1 |
| East York | 43 | 26 | 0 | 0 | 0 | 0 | 363 | 62 | 406 | 88 | ** |
| Etobicoke | 113 | 64 | 68 | 2 | 68 | 5 | 806 | 1,916 | 1,055 | 1,987 | -46.9 |
| North York | 204 | 195 | 10 | 146 | 193 | 252 | 1,477 | 1,004 | 1,884 | 1,597 | 18.0 |
| Scarborough | 66 | 119 | 14 | 8 | 88 | 123 | 524 | 183 | 692 | 433 | 59.8 |
| York | 24 | 10 | 14 | 0 | 0 | 0 | 0 | 0 | 38 | 10 | ** |
| **York Region** | 1,624 | 2,591 | 338 | 288 | 913 | 822 | 1,223 | 596 | 4,098 | 4,297 | -4.6 |
| Aurora | 22 | 23 | 20 | 0 | 41 | 0 | 0 | 0 | 83 | 23 | ** |
| East Gwillimbury | 39 | 41 | 8 | 12 | 6 | 20 | 0 | 0 | 53 | 73 | -27.4 |
| Georgina Township | 61 | 79 | 2 | 0 | 0 | 0 | 0 | 0 | 63 | 79 | -20.3 |
| King Township | 161 | 28 | 0 | 0 | 37 | 0 | 264 | 0 | 462 | 28 | ** |
| Markham | 428 | 878 | 246 | 232 | 357 | 476 | 286 | 7 | 1,317 | 1,593 | -17.3 |
| Newmarket | 119 | 135 | 40 | 4 | 34 | 0 | 0 | 4 | 193 | 143 | 35.0 |
| Richmond Hill | 98 | 423 | 8 | 10 | 112 | 147 | 429 | 20 | 647 | 600 | 7.8 |
| Vaughan | 359 | 747 | 14 | 26 | 220 | 103 | 140 | 565 | 733 | 1,441 | -49.1 |
| Whitchurch-Stouffville | 337 | 237 | 0 | 4 | 106 | 76 | 104 | 0 | 547 | 317 | 72.6 |
| **Peel Region** | 2,002 | 1,679 | 615 | 462 | 547 | 500 | 1,032 | 859 | 4,196 | 3,500 | 19.9 |
| Brampton | 1,726 | 1,422 | 608 | 290 | 461 | 214 | 0 | 0 | 2,795 | 1,926 | 45.1 |
| Caledon | 180 | 169 | 3 | 78 | 58 | 68 | 0 | 0 | 241 | 315 | -23.5 |
| Mississauga | 96 | 88 | 4 | 94 | 28 | 218 | 1,032 | 859 | 1,160 | 1,259 | -7.9 |
| **Halton Region** | 750 | 1,160 | 170 | 130 | 381 | 462 | 424 | 427 | 1,725 | 2,179 | -20.8 |
| Burlington | 67 | 202 | 2 | 0 | 10 | 27 | 186 | 0 | 265 | 229 | 15.7 |
| Halton Hills | 126 | 25 | 0 | 4 | 14 | 19 | 0 | 0 | 140 | 48 | 191.7 |
| Milton | 451 | 605 | 152 | 98 | 258 | 221 | 98 | 288 | 959 | 1,212 | -20.9 |
| Oakville | 106 | 328 | 16 | 28 | 99 | 195 | 140 | 139 | 361 | 690 | -47.7 |
| **Durham Region** | 886 | 1,253 | 48 | 88 | 285 | 526 | 43 | 249 | 1,262 | 2,116 | -40.4 |
| Ajax | 163 | 250 | 16 | 88 | 93 | 180 | 0 | 0 | 272 | 518 | -47.5 |
| Brock | 6 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 6 | 0.0 |
| Clarington | 218 | 295 | 6 | 0 | 32 | 66 | 4 | 0 | 260 | 361 | -28.0 |
| Oshawa | 212 | 173 | 26 | 0 | 59 | 53 | 9 | 14 | 306 | 240 | 27.5 |
| Pickering | 125 | 230 | 0 | 0 | 13 | 67 | 0 | 235 | 138 | 532 | -74.1 |
| Scugog | 5 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 7 | -28.6 |
| Uxbridge | 14 | 21 | 0 | 0 | 0 | 0 | 0 | 0 | 14 | 21 | -33.3 |
| Whitby | 143 | 271 | 0 | 0 | 88 | 160 | 30 | 0 | 261 | 431 | -39.4 |
| **Remainder of Toronto CMA** | 374 | 469 | 64 | 40 | 17 | 11 | 32 | 0 | 487 | 520 | -6.3 |
| Bradford West Gwillimbury | 173 | 226 | 48 | 24 | 6 | 0 | 0 | 0 | 227 | 250 | -9.2 |
| Town of Mono | 28 | 19 | 0 | 0 | 0 | 0 | 0 | 0 | 28 | 19 | 47.4 |
| New Tecumseth | 120 | 189 | 16 | 10 | 4 | 0 | 32 | 0 | 172 | 199 | -13.6 |
| Orangeville | 53 | 35 | 0 | 6 | 7 | 11 | 0 | 0 | 60 | 52 | 15.4 |
| **Toronto CMA** | 5,540 | 6,677 | 1,317 | 1,170 | 2,318 | 2,418 | 11,572 | 8,600 | 20,747 | 18,865 | 10.0 |
| **Oshawa CMA** | 573 | 739 | 32 | 0 | 179 | 279 | 43 | 14 | 827 | 1,032 | -19.9 |
| **Greater Toronto Area (GTA)** | 5,817 | 7,162 | 1,287 | 1,130 | 2,490 | 2,713 | 11,769 | 8,614 | 21,363 | 19,619 | 8.9 |

Source: CMHC (Starts and Completions Survey)

## Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
## July 2013

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | July 2013 | July 2012 | July 2013 | July 2012 | July 2013 | July 2012 | July 2013 | July 2012 |
| **Toronto City** | 21 | 46 | 0 | 0 | 735 | 537 | 210 | 0 |
| Toronto | 0 | 5 | 0 | 0 | 735 | 342 | 0 | 0 |
| East York | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Etobicoke | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| North York | 15 | 11 | 0 | 0 | 0 | 195 | 0 | 0 |
| Scarborough | 6 | 30 | 0 | 0 | 0 | 0 | 210 | 0 |
| York | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **York Region** | 148 | 164 | 0 | 8 | 209 | 272 | 0 | 0 |
| Aurora | 17 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| East Gwillimbury | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Georgina Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| King Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Markham | 70 | 82 | 0 | 0 | 209 | 0 | 0 | 0 |
| Newmarket | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Richmond Hill | 11 | 44 | 0 | 0 | 0 | 0 | 0 | 0 |
| Vaughan | 15 | 27 | 0 | 0 | 0 | 272 | 0 | 0 |
| Whitchurch-Stouffville | 35 | 11 | 0 | 8 | 0 | 0 | 0 | 0 |
| **Peel Region** | 40 | 61 | 0 | 0 | 0 | 0 | 0 | 0 |
| Brampton | 40 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Caledon | 0 | 52 | 0 | 0 | 0 | 0 | 0 | 0 |
| Mississauga | 0 | 9 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Halton Region** | 24 | 65 | 0 | 0 | 0 | 0 | 0 | 0 |
| Burlington | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Halton Hills | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Milton | 0 | 45 | 0 | 0 | 0 | 0 | 0 | 0 |
| Oakville | 10 | 20 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Durham Region** | 12 | 67 | 0 | 0 | 0 | 0 | 4 | 0 |
| Ajax | 0 | 27 | 0 | 0 | 0 | 0 | 0 | 0 |
| Brock | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Clarington | 0 | 30 | 0 | 0 | 0 | 0 | 4 | 0 |
| Oshawa | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Pickering | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Scugog | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Uxbridge | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Whitby | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Remainder of Toronto CMA** | 0 | 11 | 0 | 0 | 32 | 0 | 0 | 0 |
| Bradford West Gwillimbury | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Town of Mono | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| New Tecumseth | 0 | 0 | 0 | 0 | 32 | 0 | 0 | 0 |
| Orangeville | 0 | 11 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Toronto CMA** | 233 | 374 | 0 | 8 | 976 | 809 | 210 | 0 |
| **Oshawa CMA** | 12 | 40 | 0 | 0 | 0 | 0 | 4 | 0 |
| **Greater Toronto Area (GTA)** | 245 | 403 | 0 | 8 | 944 | 809 | 214 | 0 |

Source: CMHC (Starts and Completions Survey)

## Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
## January - July 2013

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2013 | YTD 2012 | YTD 2013 | YTD 2012 | YTD 2013 | YTD 2012 | YTD 2013 | YTD 2012 |
| **Toronto City** | 350 | 403 | 14 | 0 | 7,843 | 4,773 | 1,204 | 1,710 |
| Toronto | 15 | 23 | 0 | 0 | 4,974 | 2,548 | 903 | 770 |
| East York | 0 | 0 | 0 | 0 | 363 | 0 | 0 | 62 |
| Etobicoke | 68 | 5 | 0 | 0 | 806 | 1,191 | 0 | 725 |
| North York | 179 | 252 | 14 | 0 | 1,386 | 1,004 | 91 | 0 |
| Scarborough | 88 | 123 | 0 | 0 | 314 | 30 | 210 | 153 |
| York | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **York Region** | 913 | 806 | 0 | 16 | 1,083 | 501 | 140 | 95 |
| Aurora | 41 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| East Gwillimbury | 6 | 20 | 0 | 0 | 0 | 0 | 0 | 0 |
| Georgina Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| King Township | 37 | 0 | 0 | 0 | 264 | 0 | 0 | 0 |
| Markham | 357 | 476 | 0 | 0 | 286 | 0 | 0 | 7 |
| Newmarket | 34 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| Richmond Hill | 112 | 147 | 0 | 0 | 289 | 20 | 140 | 0 |
| Vaughan | 220 | 103 | 0 | 0 | 140 | 481 | 0 | 84 |
| Whitchurch-Stouffville | 106 | 60 | 0 | 16 | 104 | 0 | 0 | 0 |
| **Peel Region** | 547 | 500 | 0 | 0 | 782 | 859 | 250 | 0 |
| Brampton | 461 | 214 | 0 | 0 | 0 | 0 | 0 | 0 |
| Caledon | 58 | 68 | 0 | 0 | 0 | 0 | 0 | 0 |
| Mississauga | 28 | 218 | 0 | 0 | 782 | 859 | 250 | 0 |
| **Halton Region** | 381 | 462 | 0 | 0 | 422 | 347 | 2 | 80 |
| Burlington | 10 | 27 | 0 | 0 | 186 | 0 | 0 | 0 |
| Halton Hills | 14 | 19 | 0 | 0 | 0 | 0 | 0 | 0 |
| Milton | 258 | 221 | 0 | 0 | 96 | 208 | 2 | 80 |
| Oakville | 99 | 195 | 0 | 0 | 140 | 139 | 0 | 0 |
| **Durham Region** | 280 | 480 | 5 | 46 | 30 | 235 | 13 | 14 |
| Ajax | 93 | 180 | 0 | 0 | 0 | 0 | 0 | 0 |
| Brock | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Clarington | 27 | 58 | 5 | 8 | 0 | 0 | 4 | 0 |
| Oshawa | 59 | 15 | 0 | 38 | 0 | 0 | 9 | 14 |
| Pickering | 13 | 67 | 0 | 0 | 0 | 235 | 0 | 0 |
| Scugog | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Uxbridge | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Whitby | 88 | 160 | 0 | 0 | 30 | 0 | 0 | 0 |
| **Remainder of Toronto CMA** | 17 | 11 | 0 | 0 | 32 | 0 | 0 | 0 |
| Bradford West Gwillimbury | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Town of Mono | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| New Tecumseth | 4 | 0 | 0 | 0 | 32 | 0 | 0 | 0 |
| Orangeville | 7 | 11 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Toronto CMA** | 2,304 | 2,402 | 14 | 16 | 9,976 | 6,715 | 1,596 | 1,885 |
| **Oshawa CMA** | 174 | 233 | 5 | 46 | 30 | 0 | 13 | 14 |
| **Greater Toronto Area (GTA)** | 2,471 | 2,651 | 19 | 62 | 10,160 | 6,715 | 1,609 | 1,899 |

Source: CMHC (Starts and Completions Survey)

## Table 3.4: Completions by Submarket and by Intended Market July 2013

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | July 2013 | July 2012 | July 2013 | July 2012 | July 2013 | July 2012 | July 2013 | July 2012 |
| **Toronto City** | 108 | 132 | 735 | 537 | 210 | 0 | 1,053 | 669 |
| Toronto | 12 | 19 | 735 | 342 | 0 | 0 | 747 | 361 |
| East York | 8 | 4 | 0 | 0 | 0 | 0 | 8 | 4 |
| Etobicoke | 14 | 13 | 0 | 0 | 0 | 0 | 14 | 13 |
| North York | 51 | 42 | 0 | 195 | 0 | 0 | 51 | 237 |
| Scarborough | 20 | 51 | 0 | 0 | 210 | 0 | 230 | 51 |
| York | 3 | 3 | 0 | 0 | 0 | 0 | 3 | 3 |
| **York Region** | 343 | 549 | 209 | 308 | 0 | 8 | 552 | 865 |
| Aurora | 17 | 4 | 0 | 1 | 0 | 0 | 17 | 5 |
| East Gwillimbury | 8 | 4 | 0 | 0 | 0 | 0 | 8 | 4 |
| Georgina Township | 11 | 8 | 0 | 0 | 0 | 0 | 11 | 8 |
| King Township | 7 | 4 | 0 | 0 | 0 | 0 | 7 | 4 |
| Markham | 141 | 211 | 209 | 0 | 0 | 0 | 350 | 211 |
| Newmarket | 34 | 14 | 0 | 0 | 0 | 0 | 34 | 14 |
| Richmond Hill | 28 | 133 | 0 | 24 | 0 | 0 | 28 | 157 |
| Vaughan | 36 | 149 | 0 | 283 | 0 | 0 | 36 | 432 |
| Whitchurch-Stouffville | 61 | 22 | 0 | 0 | 0 | 8 | 61 | 30 |
| **Peel Region** | 467 | 321 | 15 | 9 | 0 | 0 | 482 | 330 |
| Brampton | 448 | 214 | 15 | 0 | 0 | 0 | 463 | 214 |
| Caledon | 16 | 98 | 0 | 0 | 0 | 0 | 16 | 98 |
| Mississauga | 3 | 9 | 0 | 9 | 0 | 0 | 3 | 18 |
| **Halton Region** | 277 | 351 | 10 | 6 | 0 | 0 | 287 | 357 |
| Burlington | 25 | 22 | 0 | 0 | 0 | 0 | 25 | 22 |
| Halton Hills | 67 | 7 | 0 | 0 | 0 | 0 | 67 | 7 |
| Milton | 162 | 178 | 0 | 0 | 0 | 0 | 162 | 178 |
| Oakville | 23 | 144 | 10 | 6 | 0 | 0 | 33 | 150 |
| **Durham Region** | 154 | 299 | 0 | 10 | 4 | 0 | 158 | 309 |
| Ajax | 11 | 105 | 0 | 0 | 0 | 0 | 11 | 105 |
| Brock | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| Clarington | 39 | 105 | 0 | 6 | 4 | 0 | 43 | 111 |
| Oshawa | 72 | 30 | 0 | 0 | 0 | 0 | 72 | 30 |
| Pickering | 8 | 2 | 0 | 0 | 0 | 0 | 8 | 2 |
| Scugog | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| Uxbridge | 2 | 9 | 0 | 0 | 0 | 0 | 2 | 9 |
| Whitby | 22 | 46 | 0 | 4 | 0 | 0 | 22 | 50 |
| **Remainder of Toronto CMA** | 58 | 98 | 48 | 2 | 0 | 0 | 106 | 100 |
| Bradford West Gwillimbury | 16 | 22 | 0 | 0 | 0 | 0 | 16 | 22 |
| Town of Mono | 1 | 2 | 8 | 2 | 0 | 0 | 9 | 4 |
| New Tecumseth | 29 | 54 | 40 | 0 | 0 | 0 | 69 | 54 |
| Orangeville | 12 | 20 | 0 | 0 | 0 | 0 | 12 | 20 |
| **Toronto CMA** | 1,249 | 1,545 | 1,017 | 862 | 210 | 8 | 2,476 | 2,415 |
| **Oshawa CMA** | 133 | 181 | 0 | 10 | 4 | 0 | 137 | 191 |
| **Greater Toronto Area (GTA)** | 1,349 | 1,652 | 969 | 870 | 214 | 8 | 2,532 | 2,530 |

Source: CMHC (Starts and Completions Survey)

**Table 3.5: Completions by Submarket and by Intended Market**
**January - July 2013**

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | YTD 2013 | YTD 2012 | YTD 2013 | YTD 2012 | YTD 2013 | YTD 2012 | YTD 2013 | YTD 2012 |
| **Toronto City** | 942 | 1,031 | 7,922 | 4,786 | 1,218 | 1,710 | 10,082 | 7,527 |
| Toronto | 130 | 115 | 4,974 | 2,527 | 903 | 770 | 6,007 | 3,412 |
| East York | 43 | 26 | 363 | 0 | 0 | 62 | 406 | 88 |
| Etobicoke | 181 | 71 | 874 | 1,191 | 0 | 725 | 1,055 | 1,987 |
| North York | 388 | 592 | 1,391 | 1,005 | 105 | 0 | 1,884 | 1,597 |
| Scarborough | 162 | 217 | 320 | 63 | 210 | 153 | 692 | 433 |
| York | 38 | 10 | 0 | 0 | 0 | 0 | 38 | 10 |
| **York Region** | 2,778 | 3,629 | 1,180 | 557 | 140 | 111 | 4,098 | 4,297 |
| Aurora | 81 | 21 | 2 | 2 | 0 | 0 | 83 | 23 |
| East Gwillimbury | 53 | 73 | 0 | 0 | 0 | 0 | 53 | 73 |
| Georgina Township | 63 | 79 | 0 | 0 | 0 | 0 | 63 | 79 |
| King Township | 198 | 28 | 264 | 0 | 0 | 0 | 462 | 28 |
| Markham | 1,031 | 1,586 | 286 | 0 | 0 | 7 | 1,317 | 1,593 |
| Newmarket | 193 | 139 | 0 | 0 | 0 | 4 | 193 | 143 |
| Richmond Hill | 206 | 537 | 301 | 63 | 140 | 0 | 647 | 600 |
| Vaughan | 510 | 865 | 223 | 492 | 0 | 84 | 733 | 1,441 |
| Whitchurch-Stouffville | 443 | 301 | 104 | 0 | 0 | 16 | 547 | 317 |
| **Peel Region** | 3,121 | 2,438 | 825 | 1,062 | 250 | 0 | 4,196 | 3,500 |
| Brampton | 2,780 | 1,926 | 15 | 0 | 0 | 0 | 2,795 | 1,926 |
| Caledon | 241 | 315 | 0 | 0 | 0 | 0 | 241 | 315 |
| Mississauga | 100 | 197 | 810 | 1,062 | 250 | 0 | 1,160 | 1,259 |
| **Halton Region** | 1,159 | 1,550 | 564 | 549 | 2 | 80 | 1,725 | 2,179 |
| Burlington | 79 | 202 | 186 | 27 | 0 | 0 | 265 | 229 |
| Halton Hills | 140 | 25 | 0 | 23 | 0 | 0 | 140 | 48 |
| Milton | 808 | 835 | 149 | 297 | 2 | 80 | 959 | 1,212 |
| Oakville | 132 | 488 | 229 | 202 | 0 | 0 | 361 | 690 |
| **Durham Region** | 1,074 | 1,731 | 168 | 323 | 20 | 62 | 1,262 | 2,116 |
| Ajax | 242 | 488 | 30 | 30 | 0 | 0 | 272 | 518 |
| Brock | 6 | 6 | 0 | 0 | 0 | 0 | 6 | 6 |
| Clarington | 243 | 341 | 8 | 12 | 9 | 8 | 260 | 361 |
| Oshawa | 248 | 171 | 47 | 15 | 11 | 54 | 306 | 240 |
| Pickering | 138 | 297 | 0 | 235 | 0 | 0 | 138 | 532 |
| Scugog | 5 | 7 | 0 | 0 | 0 | 0 | 5 | 7 |
| Uxbridge | 14 | 21 | 0 | 0 | 0 | 0 | 14 | 21 |
| Whitby | 178 | 400 | 83 | 31 | 0 | 0 | 261 | 431 |
| **Remainder of Toronto CMA** | 411 | 505 | 76 | 15 | 0 | 0 | 487 | 520 |
| Bradford West Gwillimbury | 227 | 250 | 0 | 0 | 0 | 0 | 227 | 250 |
| Town of Mono | 7 | 9 | 21 | 10 | 0 | 0 | 28 | 19 |
| New Tecumseth | 117 | 194 | 55 | 5 | 0 | 0 | 172 | 199 |
| Orangeville | 60 | 52 | 0 | 0 | 0 | 0 | 60 | 52 |
| **Toronto CMA** | 8,726 | 9,757 | 10,411 | 7,207 | 1,610 | 1,901 | 20,747 | 18,865 |
| **Oshawa CMA** | 669 | 912 | 138 | 58 | 20 | 62 | 827 | 1,032 |
| **Greater Toronto Area (GTA)** | 9,074 | 10,379 | 10,659 | 7,277 | 1,630 | 1,963 | 21,363 | 19,619 |

Source: CMHC (Starts and Completions Survey)

## Table 4: Absorbed Single-Detached Units by Price Range
## July 2013

| Submarket | Price Ranges | | | | | | | | | | Total | Median Price ($) | Average Price ($) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | < $450,000 | | $450,000 - $549,999 | | $550,000 - $649,999 | | $650,000 - $799,999 | | $800,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| **Toronto City** | | | | | | | | | | | | | |
| July 2013 | 2 | 2.5 | 1 | 1.2 | 0 | 0.0 | 8 | 9.9 | 70 | 86.4 | 81 | 1,295,000 | 1,479,396 |
| July 2012 | 1 | 1.4 | 8 | 11.3 | 2 | 2.8 | 9 | 12.7 | 51 | 71.8 | 71 | 899,700 | 1,086,065 |
| Year-to-date 2013 | 4 | 0.8 | 8 | 1.6 | 6 | 1.2 | 39 | 7.8 | 444 | 88.6 | 501 | 1,300,000 | 1,531,584 |
| Year-to-date 2012 | 7 | 1.5 | 76 | 16.1 | 48 | 10.2 | 44 | 9.3 | 296 | 62.8 | 471 | 975,500 | 1,092,939 |
| **Toronto** | | | | | | | | | | | | | |
| July 2013 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 7.7 | 12 | 92.3 | 13 | 1,695,000 | 1,790,000 |
| July 2012 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 10 | 100.0 | 10 | 1,345,000 | 1,866,770 |
| Year-to-date 2013 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 5 | 5.9 | 80 | 94.1 | 85 | 1,495,000 | 1,945,968 |
| Year-to-date 2012 | 0 | 0.0 | 0 | 0.0 | 1 | 1.6 | 0 | 0.0 | 61 | 98.4 | 62 | 1,350,000 | 1,776,752 |
| **East York** | | | | | | | | | | | | | |
| July 2013 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 12 | 100.0 | 12 | 925,000 | 1,004,083 |
| July 2012 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 33.3 | 2 | 66.7 | 3 | -- | -- |
| Year-to-date 2013 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 4 | 10.8 | 33 | 89.2 | 37 | 925,000 | 1,119,568 |
| Year-to-date 2012 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 5 | 20.0 | 20 | 80.0 | 25 | 1,275,000 | 1,269,095 |
| **Etobicoke** | | | | | | | | | | | | | |
| July 2013 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 6 | 40.0 | 9 | 60.0 | 15 | 1,509,900 | 1,429,973 |
| July 2012 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 3 | 23.1 | 10 | 76.9 | 13 | 969,500 | 986,932 |
| Year-to-date 2013 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 18 | 15.9 | 95 | 84.1 | 113 | 1,419,000 | 1,475,481 |
| Year-to-date 2012 | 0 | 0.0 | 0 | 0.0 | 5 | 7.5 | 17 | 25.4 | 45 | 67.2 | 67 | 1,054,900 | 1,153,243 |
| **North York** | | | | | | | | | | | | | |
| July 2013 | 2 | 6.1 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 31 | 93.9 | 33 | 1,559,900 | 1,674,368 |
| July 2012 | 1 | 3.8 | 0 | 0.0 | 0 | 0.0 | 3 | 11.5 | 22 | 84.6 | 26 | 924,615 | 1,134,313 |
| Year-to-date 2013 | 3 | 1.5 | 0 | 0.0 | 0 | 0.0 | 2 | 1.0 | 194 | 97.5 | 199 | 1,499,000 | 1,700,859 |
| Year-to-date 2012 | 5 | 2.5 | 22 | 11.0 | 5 | 2.5 | 11 | 5.5 | 157 | 78.5 | 200 | 1,032,895 | 1,126,755 |
| **Scarborough** | | | | | | | | | | | | | |
| July 2013 | 0 | 0.0 | 1 | 20.0 | 0 | 0.0 | 0 | 0.0 | 4 | 80.0 | 5 | -- | -- |
| July 2012 | 0 | 0.0 | 8 | 50.0 | 1 | 6.3 | 2 | 12.5 | 5 | 31.3 | 16 | 583,450 | 666,906 |
| Year-to-date 2013 | 1 | 2.4 | 8 | 19.0 | 6 | 14.3 | 5 | 11.9 | 22 | 52.4 | 42 | 800,000 | 745,161 |
| Year-to-date 2012 | 2 | 1.9 | 54 | 50.5 | 33 | 30.8 | 10 | 9.3 | 8 | 7.5 | 107 | 541,900 | 576,059 |
| **York** | | | | | | | | | | | | | |
| July 2013 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 33.3 | 2 | 66.7 | 3 | -- | -- |
| July 2012 | 0 | 0.0 | 0 | 0.0 | 1 | 33.3 | 0 | 0.0 | 2 | 66.7 | 3 | -- | -- |
| Year-to-date 2013 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 5 | 20.0 | 20 | 80.0 | 25 | 877,490 | 959,809 |
| Year-to-date 2012 | 0 | 0.0 | 0 | 0.0 | 4 | 40.0 | 1 | 10.0 | 5 | 50.0 | 10 | 865,145 | 863,188 |

Source: CMHC (Market Absorption Survey)

## Table 4: Absorbed Single-Detached Units by Price Range
## July 2013

| Submarket | Price Ranges | | | | | | | | | | Total | Median Price ($) | Average Price ($) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | < $450,000 | | $450,000 - $549,999 | | $550,000 - $649,999 | | $650,000 - $799,999 | | $800,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| **York Region** | | | | | | | | | | | | | |
| July 2013 | 15 | 9.8 | 9 | 5.9 | 33 | 21.6 | 47 | 30.7 | 49 | 32.0 | 153 | 710,900 | 851,578 |
| July 2012 | 32 | 8.5 | 61 | 16.2 | 66 | 17.6 | 105 | 27.9 | 112 | 29.8 | 376 | 698,900 | 795,117 |
| Year-to-date 2013 | 109 | 6.7 | 110 | 6.8 | 391 | 24.2 | 680 | 42.1 | 326 | 20.2 | 1,616 | 686,900 | 744,131 |
| Year-to-date 2012 | 328 | 12.7 | 593 | 22.9 | 594 | 22.9 | 676 | 26.1 | 399 | 15.4 | 2,590 | 610,450 | 665,496 |
| **Aurora** | | | | | | | | | | | | | |
| July 2013 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| July 2012 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 5 | 100.0 | 5 | -- | -- |
| Year-to-date 2013 | 0 | 0.0 | 2 | 10.0 | 3 | 15.0 | 2 | 10.0 | 13 | 65.0 | 20 | 854,990 | 943,496 |
| Year-to-date 2012 | 1 | 4.2 | 2 | 8.3 | 1 | 4.2 | 4 | 16.7 | 16 | 66.7 | 24 | 992,000 | 1,180,244 |
| **East Gwillimbury** | | | | | | | | | | | | | |
| July 2013 | 4 | 66.7 | 2 | 33.3 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 6 | -- | -- |
| July 2012 | 2 | 50.0 | 1 | 25.0 | 0 | 0.0 | 1 | 25.0 | 0 | 0.0 | 4 | -- | -- |
| Year-to-date 2013 | 29 | 74.4 | 7 | 17.9 | 0 | 0.0 | 2 | 5.1 | 1 | 2.6 | 39 | 439,990 | 466,862 |
| Year-to-date 2012 | 32 | 78.0 | 8 | 19.5 | 0 | 0.0 | 1 | 2.4 | 0 | 0.0 | 41 | 440,990 | 442,841 |
| **Georgina Township** | | | | | | | | | | | | | |
| July 2013 | 9 | 81.8 | 0 | 0.0 | 0 | 0.0 | 2 | 18.2 | 0 | 0.0 | 11 | 339,990 | 417,626 |
| July 2012 | 5 | 62.5 | 1 | 12.5 | 0 | 0.0 | 0 | 0.0 | 2 | 25.0 | 8 | -- | -- |
| Year-to-date 2013 | 45 | 73.8 | 4 | 6.6 | 3 | 4.9 | 5 | 8.2 | 4 | 6.6 | 61 | 359,990 | 466,858 |
| Year-to-date 2012 | 67 | 84.8 | 5 | 6.3 | 0 | 0.0 | 0 | 0.0 | 7 | 8.9 | 79 | 354,990 | 444,092 |
| **King Township** | | | | | | | | | | | | | |
| July 2013 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 7 | 100.0 | 7 | -- | -- |
| July 2012 | 0 | 0.0 | 1 | 25.0 | 0 | 0.0 | 0 | 0.0 | 3 | 75.0 | 4 | -- | -- |
| Year-to-date 2013 | 0 | 0.0 | 0 | 0.0 | 1 | 0.6 | 78 | 49.1 | 80 | 50.3 | 159 | 802,990 | 866,840 |
| Year-to-date 2012 | 0 | 0.0 | 1 | 3.7 | 0 | 0.0 | 11 | 40.7 | 15 | 55.6 | 27 | 849,990 | 911,177 |
| **Markham** | | | | | | | | | | | | | |
| July 2013 | 0 | 0.0 | 3 | 7.7 | 7 | 17.9 | 19 | 48.7 | 10 | 25.6 | 39 | 735,000 | 826,587 |
| July 2012 | 20 | 23.0 | 43 | 49.4 | 8 | 9.2 | 9 | 10.3 | 7 | 8.0 | 87 | 519,990 | 551,158 |
| Year-to-date 2013 | 5 | 1.2 | 30 | 7.0 | 136 | 31.9 | 183 | 42.9 | 73 | 17.1 | 427 | 676,990 | 720,753 |
| Year-to-date 2012 | 152 | 17.4 | 371 | 42.4 | 239 | 27.3 | 77 | 8.8 | 35 | 4.0 | 874 | 528,949 | 554,082 |
| **Newmarket** | | | | | | | | | | | | | |
| July 2013 | 0 | 0.0 | 3 | 11.5 | 12 | 46.2 | 11 | 42.3 | 0 | 0.0 | 26 | 589,945 | 623,162 |
| July 2012 | 4 | 28.6 | 3 | 21.4 | 3 | 21.4 | 4 | 28.6 | 0 | 0.0 | 14 | 576,945 | 555,653 |
| Year-to-date 2013 | 18 | 15.3 | 10 | 8.5 | 36 | 30.5 | 54 | 45.8 | 0 | 0.0 | 118 | 627,900 | 610,572 |
| Year-to-date 2012 | 30 | 22.2 | 46 | 34.1 | 35 | 25.9 | 24 | 17.8 | 0 | 0.0 | 135 | 546,900 | 545,412 |
| **Richmond Hill** | | | | | | | | | | | | | |
| July 2013 | 0 | 0.0 | 0 | 0.0 | 1 | 5.9 | 2 | 11.8 | 14 | 82.4 | 17 | 1,058,900 | 1,354,958 |
| July 2012 | 0 | 0.0 | 8 | 7.1 | 45 | 40.2 | 42 | 37.5 | 17 | 15.2 | 112 | 657,990 | 750,394 |
| Year-to-date 2013 | 0 | 0.0 | 2 | 2.1 | 5 | 5.2 | 37 | 38.1 | 53 | 54.6 | 97 | 808,900 | 1,015,535 |
| Year-to-date 2012 | 1 | 0.2 | 34 | 8.1 | 161 | 38.3 | 154 | 36.7 | 70 | 16.7 | 420 | 654,990 | 737,161 |
| **Vaughan** | | | | | | | | | | | | | |
| July 2013 | 0 | 0.0 | 0 | 0.0 | 1 | 4.8 | 4 | 19.0 | 16 | 76.2 | 21 | 1,080,990 | 1,183,657 |
| July 2012 | 1 | 0.8 | 1 | 0.8 | 9 | 6.9 | 49 | 37.4 | 71 | 54.2 | 131 | 817,990 | 991,696 |
| Year-to-date 2013 | 1 | 0.3 | 0 | 0.0 | 24 | 6.7 | 242 | 67.6 | 91 | 25.4 | 358 | 745,990 | 866,637 |
| Year-to-date 2012 | 6 | 0.8 | 16 | 2.1 | 103 | 13.7 | 400 | 53.1 | 228 | 30.3 | 753 | 743,990 | 806,716 |
| **Whitchurch-Stouffville** | | | | | | | | | | | | | |
| July 2013 | 2 | 7.7 | 1 | 3.8 | 12 | 46.2 | 9 | 34.6 | 2 | 7.7 | 26 | 632,990 | 705,401 |
| July 2012 | 0 | 0.0 | 3 | 27.3 | 1 | 9.1 | 0 | 0.0 | 7 | 63.6 | 11 | 1,323,000 | 1,044,373 |
| Year-to-date 2013 | 11 | 3.3 | 55 | 16.3 | 183 | 54.3 | 77 | 22.8 | 11 | 3.3 | 337 | 602,900 | 624,809 |
| Year-to-date 2012 | 39 | 16.5 | 110 | 46.4 | 55 | 23.2 | 5 | 2.1 | 28 | 11.8 | 237 | 504,900 | 601,288 |

Source: CMHC (Market Absorption Survey)

## Table 4: Absorbed Single-Detached Units by Price Range
## July 2013

| Submarket | Price Ranges | | | | | | | | | | Total | Median Price ($) | Average Price ($) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | < $450,000 | | $450,000 - $549,999 | | $550,000 - $649,999 | | $650,000 - $799,999 | | $800,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| **Peel Region** | | | | | | | | | | | | | |
| July 2013 | 64 | 19.9 | 63 | 19.6 | 75 | 23.4 | 99 | 30.8 | 20 | 6.2 | 321 | 596,990 | 595,746 |
| July 2012 | 35 | 15.4 | 60 | 26.3 | 73 | 32.0 | 50 | 21.9 | 10 | 4.4 | 228 | 568,900 | 579,184 |
| Year-to-date 2013 | 336 | 16.7 | 591 | 29.3 | 502 | 24.9 | 442 | 21.9 | 144 | 7.1 | 2,015 | 565,900 | 601,891 |
| Year-to-date 2012 | 290 | 17.4 | 456 | 27.4 | 449 | 27.0 | 355 | 21.3 | 114 | 6.9 | 1,664 | 563,900 | 586,889 |
| **Brampton** | | | | | | | | | | | | | |
| July 2013 | 64 | 21.1 | 58 | 19.1 | 67 | 22.0 | 96 | 31.6 | 19 | 6.3 | 304 | 592,945 | 595,378 |
| July 2012 | 32 | 17.3 | 55 | 29.7 | 63 | 34.1 | 33 | 17.8 | 2 | 1.1 | 185 | 553,990 | 550,417 |
| Year-to-date 2013 | 324 | 18.7 | 541 | 31.1 | 426 | 24.5 | 388 | 22.3 | 58 | 3.3 | 1,737 | 550,990 | 571,453 |
| Year-to-date 2012 | 281 | 19.9 | 419 | 29.7 | 352 | 24.9 | 305 | 21.6 | 54 | 3.8 | 1,411 | 551,900 | 561,026 |
| **Caledon** | | | | | | | | | | | | | |
| July 2013 | 0 | 0.0 | 5 | 31.3 | 7 | 43.8 | 3 | 18.8 | 1 | 6.3 | 16 | 621,900 | 604,919 |
| July 2012 | 3 | 8.8 | 5 | 14.7 | 10 | 29.4 | 12 | 35.3 | 4 | 11.8 | 34 | 639,945 | 650,154 |
| Year-to-date 2013 | 12 | 6.6 | 45 | 24.7 | 68 | 37.4 | 45 | 24.7 | 12 | 6.6 | 182 | 602,900 | 613,644 |
| Year-to-date 2012 | 9 | 5.5 | 36 | 21.8 | 68 | 41.2 | 43 | 26.1 | 9 | 5.5 | 165 | 602,900 | 642,404 |
| **Mississauga** | | | | | | | | | | | | | |
| July 2013 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 0 | 0.0 | 0 | 0.0 | 1 | -- | -- |
| July 2012 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 5 | 55.6 | 4 | 44.4 | 9 | -- | -- |
| Year-to-date 2013 | 0 | 0.0 | 5 | 5.2 | 8 | 8.3 | 9 | 9.4 | 74 | 77.1 | 96 | 950,000 | 1,130,333 |
| Year-to-date 2012 | 0 | 0.0 | 1 | 1.1 | 29 | 33.0 | 7 | 8.0 | 51 | 58.0 | 88 | 850,000 | 897,486 |
| **Halton Region** | | | | | | | | | | | | | |
| July 2013 | 33 | 18.1 | 47 | 25.8 | 62 | 34.1 | 28 | 15.4 | 12 | 6.6 | 182 | 560,900 | 592,985 |
| July 2012 | 31 | 11.4 | 89 | 32.6 | 69 | 25.3 | 25 | 9.2 | 59 | 21.6 | 273 | 569,900 | 682,644 |
| Year-to-date 2013 | 235 | 30.8 | 189 | 24.8 | 159 | 20.9 | 61 | 8.0 | 118 | 15.5 | 762 | 527,900 | 698,058 |
| Year-to-date 2012 | 268 | 23.3 | 385 | 33.5 | 229 | 19.9 | 76 | 6.6 | 191 | 16.6 | 1,149 | 523,990 | 679,637 |
| **Burlington** | | | | | | | | | | | | | |
| July 2013 | 0 | 0.0 | 0 | 0.0 | 11 | 39.3 | 11 | 39.3 | 6 | 21.4 | 28 | 694,990 | 816,099 |
| July 2012 | 2 | 9.1 | 10 | 45.5 | 7 | 31.8 | 0 | 0.0 | 3 | 13.6 | 22 | 533,495 | 629,905 |
| Year-to-date 2013 | 0 | 0.0 | 1 | 1.4 | 33 | 46.5 | 14 | 19.7 | 23 | 32.4 | 71 | 650,000 | 962,024 |
| Year-to-date 2012 | 17 | 8.7 | 106 | 54.4 | 51 | 26.2 | 2 | 1.0 | 19 | 9.7 | 195 | 523,990 | 632,172 |
| **Halton Hills** | | | | | | | | | | | | | |
| July 2013 | 0 | 0.0 | 9 | 17.0 | 25 | 47.2 | 14 | 26.4 | 5 | 9.4 | 53 | 589,900 | 650,325 |
| July 2012 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 7 | 100.0 | 7 | -- | -- |
| Year-to-date 2013 | 2 | 1.6 | 22 | 17.5 | 51 | 40.5 | 33 | 26.2 | 18 | 14.3 | 126 | 620,400 | 678,414 |
| Year-to-date 2012 | 0 | 0.0 | 0 | 0.0 | 2 | 8.0 | 5 | 20.0 | 18 | 72.0 | 25 | 850,000 | 907,476 |
| **Milton** | | | | | | | | | | | | | |
| July 2013 | 33 | 36.7 | 38 | 42.2 | 15 | 16.7 | 3 | 3.3 | 1 | 1.1 | 90 | 480,400 | 489,670 |
| July 2012 | 27 | 24.8 | 45 | 41.3 | 37 | 33.9 | 0 | 0.0 | 0 | 0.0 | 109 | 490,900 | 506,918 |
| Year-to-date 2013 | 233 | 51.2 | 165 | 36.3 | 32 | 7.0 | 8 | 1.8 | 17 | 3.7 | 455 | 449,900 | 477,273 |
| Year-to-date 2012 | 246 | 40.7 | 220 | 36.4 | 131 | 21.7 | 4 | 0.7 | 4 | 0.7 | 605 | 469,900 | 490,334 |
| **Oakville** | | | | | | | | | | | | | |
| July 2013 | 0 | 0.0 | 0 | 0.0 | 11 | 100.0 | 0 | 0.0 | 0 | 0.0 | 11 | 595,000 | 594,091 |
| July 2012 | 2 | 1.5 | 34 | 25.2 | 25 | 18.5 | 25 | 18.5 | 49 | 36.3 | 135 | 699,000 | 818,446 |
| Year-to-date 2013 | 0 | 0.0 | 1 | 0.9 | 43 | 39.1 | 6 | 5.5 | 60 | 54.5 | 110 | 944,500 | 1,463,425 |
| Year-to-date 2012 | 5 | 1.5 | 59 | 18.2 | 45 | 13.9 | 65 | 20.1 | 150 | 46.3 | 324 | 783,900 | 1,044,107 |

Source: CMHC (Market Absorption Survey)

## Table 4: Absorbed Single-Detached Units by Price Range
## July 2013

| Submarket | Price Ranges | | | | | | | | | | Total | Median Price ($) | Average Price ($) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | < $450,000 | | $450,000 - $549,999 | | $550,000 - $649,999 | | $650,000 - $799,999 | | $800,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| **Durham Region** | | | | | | | | | | | | | |
| July 2013 | 67 | 51.9 | 29 | 22.5 | 17 | 13.2 | 13 | 10.1 | 3 | 2.3 | 129 | 432,990 | 459,485 |
| July 2012 | 133 | 57.8 | 49 | 21.3 | 31 | 13.5 | 14 | 6.1 | 3 | 1.3 | 230 | 419,900 | 447,639 |
| Year-to-date 2013 | 377 | 43.1 | 196 | 22.4 | 130 | 14.9 | 123 | 14.1 | 48 | 5.5 | 874 | 475,990 | 507,205 |
| Year-to-date 2012 | 660 | 53.3 | 287 | 23.2 | 182 | 14.7 | 74 | 6.0 | 36 | 2.9 | 1,239 | 439,900 | 457,629 |
| **Ajax** | | | | | | | | | | | | | |
| July 2013 | 1 | 7.7 | 5 | 38.5 | 6 | 46.2 | 1 | 7.7 | 0 | 0.0 | 13 | 558,300 | 548,638 |
| July 2012 | 23 | 36.5 | 13 | 20.6 | 17 | 27.0 | 10 | 15.9 | 0 | 0.0 | 63 | 501,100 | 512,308 |
| Year-to-date 2013 | 7 | 4.3 | 56 | 34.4 | 67 | 41.1 | 32 | 19.6 | 1 | 0.6 | 163 | 580,000 | 572,892 |
| Year-to-date 2012 | 85 | 35.7 | 48 | 20.2 | 55 | 23.1 | 42 | 17.6 | 8 | 3.4 | 238 | 510,945 | 518,832 |
| **Brock** | | | | | | | | | | | | | |
| July 2013 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| July 2012 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2013 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2012 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| **Clarington** | | | | | | | | | | | | | |
| July 2013 | 31 | 91.2 | 1 | 2.9 | 1 | 2.9 | 0 | 0.0 | 1 | 2.9 | 34 | 310,990 | 349,695 |
| July 2012 | 75 | 90.4 | 6 | 7.2 | 1 | 1.2 | 1 | 1.2 | 0 | 0.0 | 83 | 346,990 | 355,181 |
| Year-to-date 2013 | 177 | 81.6 | 25 | 11.5 | 5 | 2.3 | 4 | 1.8 | 6 | 2.8 | 217 | 341,990 | 384,469 |
| Year-to-date 2012 | 251 | 82.6 | 40 | 13.2 | 7 | 2.3 | 4 | 1.3 | 2 | 0.7 | 304 | 349,990 | 368,804 |
| **Oshawa** | | | | | | | | | | | | | |
| July 2013 | 24 | 47.1 | 16 | 31.4 | 4 | 7.8 | 7 | 13.7 | 0 | 0.0 | 51 | 454,900 | 466,514 |
| July 2012 | 19 | 65.5 | 9 | 31.0 | 0 | 0.0 | 1 | 3.4 | 0 | 0.0 | 29 | 408,990 | 413,806 |
| Year-to-date 2013 | 129 | 61.1 | 53 | 25.1 | 15 | 7.1 | 14 | 6.6 | 0 | 0.0 | 211 | 417,900 | 440,167 |
| Year-to-date 2012 | 129 | 75.4 | 39 | 22.8 | 1 | 0.6 | 1 | 0.6 | 1 | 0.6 | 171 | 369,990 | 381,884 |
| **Pickering** | | | | | | | | | | | | | |
| July 2013 | 1 | 12.5 | 2 | 25.0 | 2 | 25.0 | 3 | 37.5 | 0 | 0.0 | 8 | -- | -- |
| July 2012 | 0 | 0.0 | 1 | 33.3 | 0 | 0.0 | 0 | 0.0 | 2 | 66.7 | 3 | -- | -- |
| Year-to-date 2013 | 12 | 9.6 | 12 | 9.6 | 18 | 14.4 | 56 | 44.8 | 27 | 21.6 | 125 | 701,100 | 699,282 |
| Year-to-date 2012 | 56 | 24.3 | 77 | 33.5 | 73 | 31.7 | 8 | 3.5 | 16 | 7.0 | 230 | 529,990 | 552,029 |
| **Scugog** | | | | | | | | | | | | | |
| July 2013 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| July 2012 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2013 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2012 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| **Uxbridge** | | | | | | | | | | | | | |
| July 2013 | 2 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | -- | -- |
| July 2012 | 0 | 0.0 | 1 | 11.1 | 5 | 55.6 | 2 | 22.2 | 1 | 11.1 | 9 | -- | -- |
| Year-to-date 2013 | 3 | 21.4 | 0 | 0.0 | 1 | 7.1 | 4 | 28.6 | 6 | 42.9 | 14 | 772,600 | 842,765 |
| Year-to-date 2012 | 4 | 18.2 | 5 | 22.7 | 6 | 27.3 | 5 | 22.7 | 2 | 9.1 | 22 | 583,250 | 657,244 |
| **Whitby** | | | | | | | | | | | | | |
| July 2013 | 8 | 38.1 | 5 | 23.8 | 4 | 19.0 | 2 | 9.5 | 2 | 9.5 | 21 | 479,990 | 521,243 |
| July 2012 | 16 | 37.2 | 19 | 44.2 | 8 | 18.6 | 0 | 0.0 | 0 | 0.0 | 43 | 464,990 | 452,513 |
| Year-to-date 2013 | 49 | 34.0 | 50 | 34.7 | 24 | 16.7 | 13 | 9.0 | 8 | 5.6 | 144 | 494,900 | 516,681 |
| Year-to-date 2012 | 135 | 49.3 | 78 | 28.5 | 40 | 14.6 | 14 | 5.1 | 7 | 2.6 | 274 | 450,450 | 455,018 |

Source: CMHC (Market Absorption Survey)

## Table 4: Absorbed Single-Detached Units by Price Range
## July 2013

| Submarket | Price Ranges | | | | | | | | | | Total | Median Price ($) | Average Price ($) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | < $450,000 | | $450,000 - $549,999 | | $550,000 - $649,999 | | $650,000 - $799,999 | | $800,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| **Remainder of Toronto CMA** | | | | | | | | | | | | | |
| July 2013 | 58 | 86.6 | 5 | 7.5 | 1 | 1.5 | 1 | 1.5 | 2 | 3.0 | 67 | 381,900 | 400,860 |
| July 2012 | 80 | 92.0 | 4 | 4.6 | 2 | 2.3 | 0 | 0.0 | 1 | 1.1 | 87 | 338,990 | 357,894 |
| Year-to-date 2013 | 348 | 92.6 | 17 | 4.5 | 3 | 0.8 | 1 | 0.3 | 7 | 1.9 | 376 | 384,990 | 389,773 |
| Year-to-date 2012 | 406 | 86.6 | 52 | 11.1 | 3 | 0.6 | 5 | 1.1 | 3 | 0.6 | 469 | 389,990 | 386,245 |
| **Bradford West Gwillimbury** | | | | | | | | | | | | | |
| July 2013 | 10 | 62.5 | 3 | 18.8 | 1 | 6.3 | 1 | 6.3 | 1 | 6.3 | 16 | 429,990 | 488,303 |
| July 2012 | 18 | 81.8 | 3 | 13.6 | 0 | 0.0 | 0 | 0.0 | 1 | 4.5 | 22 | 429,990 | 454,581 |
| Year-to-date 2013 | 159 | 91.9 | 9 | 5.2 | 1 | 0.6 | 1 | 0.6 | 3 | 1.7 | 173 | 399,990 | 408,287 |
| Year-to-date 2012 | 179 | 79.2 | 45 | 19.9 | 0 | 0.0 | 1 | 0.4 | 1 | 0.4 | 226 | 424,990 | 432,935 |
| **Town of Mono** | | | | | | | | | | | | | |
| July 2013 | 8 | 80.0 | 1 | 10.0 | 0 | 0.0 | 0 | 0.0 | 1 | 10.0 | 10 | 418,650 | 449,410 |
| July 2012 | 4 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 4 | -- | -- |
| Year-to-date 2013 | 19 | 67.9 | 3 | 10.7 | 2 | 7.1 | 0 | 0.0 | 4 | 14.3 | 28 | 427,400 | 492,246 |
| Year-to-date 2012 | 14 | 73.7 | 1 | 5.3 | 0 | 0.0 | 2 | 10.5 | 2 | 10.5 | 19 | 399,900 | 461,689 |
| **New Tecumseth** | | | | | | | | | | | | | |
| July 2013 | 28 | 96.6 | 1 | 3.4 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 29 | 339,990 | 343,957 |
| July 2012 | 54 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 54 | 305,990 | 310,138 |
| Year-to-date 2013 | 119 | 99.2 | 1 | 0.8 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 120 | 334,990 | 340,840 |
| Year-to-date 2012 | 189 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 189 | 305,990 | 313,847 |
| **Orangeville** | | | | | | | | | | | | | |
| July 2013 | 12 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 12 | 371,400 | 381,325 |
| July 2012 | 4 | 57.1 | 1 | 14.3 | 2 | 28.6 | 0 | 0.0 | 0 | 0.0 | 7 | -- | -- |
| Year-to-date 2013 | 51 | 92.7 | 4 | 7.3 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 55 | 381,900 | 386,129 |
| Year-to-date 2012 | 24 | 68.6 | 6 | 17.1 | 3 | 8.6 | 2 | 5.7 | 0 | 0.0 | 35 | 403,900 | 434,754 |
| **Toronto CMA** | | | | | | | | | | | | | |
| July 2013 | 176 | 22.0 | 132 | 16.5 | 168 | 21.0 | 176 | 22.0 | 147 | 18.4 | 799 | 595,000 | 708,301 |
| July 2012 | 200 | 18.4 | 227 | 20.9 | 227 | 20.9 | 201 | 18.5 | 233 | 21.4 | 1,088 | 599,945 | 692,820 |
| Year-to-date 2013 | 1,054 | 19.2 | 982 | 17.9 | 1,114 | 20.3 | 1,301 | 23.7 | 1,050 | 19.1 | 5,501 | 605,990 | 724,488 |
| Year-to-date 2012 | 1,427 | 21.5 | 1,586 | 23.9 | 1,406 | 21.2 | 1,209 | 18.2 | 1,010 | 15.2 | 6,638 | 567,990 | 650,599 |
| **Oshawa CMA** | | | | | | | | | | | | | |
| July 2013 | 63 | 59.4 | 22 | 20.8 | 9 | 8.5 | 9 | 8.5 | 3 | 2.8 | 106 | 409,490 | 439,886 |
| July 2012 | 110 | 71.0 | 34 | 21.9 | 9 | 5.8 | 2 | 1.3 | 0 | 0.0 | 155 | 368,900 | 393,151 |
| Year-to-date 2013 | 355 | 62.1 | 128 | 22.4 | 44 | 7.7 | 31 | 5.4 | 14 | 2.4 | 572 | 400,000 | 438,299 |
| Year-to-date 2012 | 515 | 68.8 | 157 | 21.0 | 48 | 6.4 | 19 | 2.5 | 10 | 1.3 | 749 | 370,990 | 403,329 |
| **Greater Toronto Area** | | | | | | | | | | | | | |
| July 2013 | 181 | 20.9 | 149 | 17.2 | 187 | 21.6 | 195 | 22.5 | 154 | 17.8 | 866 | 598,445 | 702,718 |
| July 2012 | 232 | 19.7 | 267 | 22.7 | 241 | 20.5 | 203 | 17.2 | 235 | 19.9 | 1,178 | 589,900 | 676,950 |
| Year-to-date 2013 | 1,061 | 18.4 | 1,094 | 19.0 | 1,188 | 20.6 | 1,345 | 23.3 | 1,080 | 18.7 | 5,768 | 604,900 | 720,851 |
| Year-to-date 2012 | 1,553 | 21.8 | 1,797 | 25.3 | 1,502 | 21.1 | 1,225 | 17.2 | 1,036 | 14.6 | 7,113 | 560,900 | 641,487 |

Source: CMHC (Market Absorption Survey)

## Table 4.1: Average Price ($) of Absorbed Single-detached Units
## July 2013

| Submarket | July 2013 | July 2012 | % Change | YTD 2013 | YTD 2012 | % Change |
|---|---|---|---|---|---|---|
| **Toronto City** | 1,479,396 | 1,086,065 | 36.2 | 1,531,584 | 1,092,939 | 40.1 |
| Toronto | 1,790,000 | 1,866,770 | -4.1 | 1,945,968 | 1,776,752 | 9.5 |
| East York | 1,004,083 | -- | n/a | 1,119,568 | 1,269,095 | -11.8 |
| Etobicoke | 1,429,973 | 986,932 | 44.9 | 1,475,481 | 1,153,243 | 27.9 |
| North York | 1,674,368 | 1,134,313 | 47.6 | 1,700,659 | 1,126,755 | 51.0 |
| Scarborough | -- | 666,906 | n/a | 745,161 | 576,059 | 29.4 |
| York | -- | -- | n/a | 959,809 | 863,188 | 11.2 |
| **York Region** | 851,578 | 795,117 | 7.1 | 744,131 | 665,496 | 11.8 |
| Aurora | -- | -- | n/a | 943,496 | 1,180,244 | -20.1 |
| East Gwillimbury | -- | -- | n/a | 466,862 | 442,841 | 5.4 |
| Georgina Township | 417,626 | -- | n/a | 466,858 | 444,092 | 5.1 |
| King Township | -- | -- | n/a | 866,840 | 911,177 | -4.9 |
| Markham | 826,587 | 551,158 | 50.0 | 720,753 | 554,082 | 30.1 |
| Newmarket | 623,162 | 555,653 | 12.1 | 610,572 | 545,412 | 11.9 |
| Richmond Hill | 1,354,958 | 750,394 | 80.6 | 1,015,535 | 737,161 | 37.8 |
| Vaughan | 1,183,657 | 991,696 | 19.4 | 866,637 | 806,716 | 7.4 |
| Whitchurch-Stouffville | 705,401 | 1,044,373 | -32.5 | 624,809 | 601,288 | 3.9 |
| **Peel Region** | 595,746 | 579,184 | 2.9 | 601,891 | 586,889 | 2.6 |
| Brampton | 595,378 | 550,417 | 8.2 | 571,453 | 561,026 | 1.9 |
| Caledon | 604,919 | 650,154 | -7.0 | 613,644 | 642,404 | -4.5 |
| Mississauga | -- | -- | n/a | 1,130,333 | 897,486 | 25.9 |
| **Halton Region** | 592,985 | 682,644 | -13.1 | 698,058 | 679,637 | 2.7 |
| Burlington | 816,099 | 629,905 | 29.6 | 962,024 | 632,172 | 52.2 |
| Halton Hills | 650,325 | -- | n/a | 678,414 | 907,476 | -25.2 |
| Milton | 489,670 | 506,918 | -3.4 | 477,273 | 490,334 | -2.7 |
| Oakville | 594,091 | 818,446 | -27.4 | 1,463,425 | 1,044,107 | 40.2 |
| **Durham Region** | 459,485 | 447,639 | 2.6 | 507,205 | 457,629 | 10.8 |
| Ajax | 548,638 | 512,308 | 7.1 | 572,892 | 518,832 | 10.4 |
| Brock | -- | -- | n/a | -- | -- | n/a |
| Clarington | 349,695 | 355,181 | -1.5 | 384,469 | 368,804 | 4.2 |
| Oshawa | 466,514 | 413,806 | 12.7 | 440,167 | 381,884 | 15.3 |
| Pickering | -- | -- | n/a | 699,282 | 552,029 | 26.7 |
| Scugog | -- | -- | n/a | -- | -- | n/a |
| Uxbridge | -- | -- | n/a | 842,765 | 657,244 | 28.2 |
| Whitby | 521,243 | 452,513 | 15.2 | 516,681 | 455,018 | 13.6 |
| **Remainder of Toronto CMA** | 400,860 | 357,894 | 12.0 | 389,773 | 386,245 | 0.9 |
| Bradford West Gwillimbury | 488,303 | 454,581 | 7.4 | 408,287 | 432,935 | -5.7 |
| Town of Mono | 449,410 | -- | n/a | 492,246 | 461,689 | 6.6 |
| New Tecumseth | 343,957 | 310,138 | 10.9 | 340,840 | 313,847 | 8.6 |
| Orangeville | 381,325 | -- | n/a | 386,129 | 434,754 | -11.2 |
| **Toronto CMA** | 708,301 | 692,820 | 2.2 | 724,488 | 650,599 | 11.4 |
| **Oshawa CMA** | 439,886 | 393,151 | 11.9 | 438,299 | 403,329 | 8.7 |
| **Greater Toronto Area (GTA)** | 702,718 | 676,950 | 3.8 | 720,851 | 641,487 | 12.4 |

Source: CMHC (Market Absorption Survey)

## Table 5a: MLS® Residential Activity for Toronto July 2013

| | | Number of Sales[1] | Yr/Yr[2] (%) | Sales SA[1] | Number of New Listings[1] | New Listings SA[1] | Sales-to-New Listings SA[2] | Average Price[1] ($) | Yr/Yr[2] (%) | Average Price[1] ($) SA |
|---|---|---|---|---|---|---|---|---|---|---|
| 2012 | January | 4,567 | 5.2 | 7,835 | 9,655 | 12,391 | 63.2 | 463,534 | 8.5 | 483,574 |
| | February | 7,032 | 12.2 | 7,925 | 12,684 | 13,005 | 60.9 | 502,508 | 10.6 | 495,614 |
| | March | 9,690 | 4.6 | 8,081 | 16,308 | 13,146 | 61.5 | 504,117 | 10.5 | 496,264 |
| | April | 10,350 | 14.5 | 8,221 | 16,436 | 13,444 | 61.1 | 517,556 | 8.4 | 499,114 |
| | May | 10,850 | 8.0 | 7,693 | 19,177 | 13,538 | 56.8 | 516,787 | 6.4 | 492,910 |
| | June | 9,422 | -7.9 | 7,365 | 16,679 | 14,180 | 51.9 | 508,622 | 6.8 | 495,493 |
| | July | 7,570 | -4.4 | 7,260 | 13,888 | 13,603 | 53.4 | 476,947 | 3.9 | 485,803 |
| | August | 6,418 | -14.9 | 6,905 | 11,748 | 12,808 | 53.9 | 479,095 | 6.1 | 498,753 |
| | September | 5,879 | -23.2 | 6,796 | 15,220 | 14,086 | 48.2 | 503,662 | 8.2 | 509,284 |
| | October | 6,896 | -9.8 | 6,778 | 13,054 | 13,090 | 51.8 | 503,479 | 5.3 | 498,238 |
| | November | 5,793 | -18.3 | 6,657 | 9,838 | 13,294 | 50.1 | 485,328 | 1.0 | 488,113 |
| | December | 3,690 | -21.8 | 6,640 | 4,295 | 12,397 | 53.6 | 478,739 | 6.0 | 497,214 |
| 2013 | January | 4,375 | -4.2 | 6,937 | 10,624 | 12,746 | 54.4 | 482,648 | 4.1 | 503,667 |
| | February | 5,759 | -18.1 | 6,864 | 11,052 | 12,471 | 55.0 | 510,580 | 1.6 | 503,165 |
| | March | 7,765 | -19.9 | 6,927 | 14,728 | 13,095 | 52.9 | 519,879 | 3.1 | 511,024 |
| | April | 9,811 | -5.2 | 7,143 | 18,270 | 13,420 | 53.2 | 526,335 | 1.7 | 506,953 |
| | May | 10,182 | -6.2 | 7,236 | 19,216 | 13,488 | 53.6 | 542,174 | 4.9 | 516,599 |
| | June | 9,061 | -3.8 | 7,326 | 15,564 | 13,329 | 55.0 | 531,374 | 4.5 | 518,056 |
| | July | 8,544 | 12.9 | 7,621 | 14,132 | 13,095 | 58.2 | 513,246 | 7.6 | 521,992 |
| | August | | | | | | | | | |
| | September | | | | | | | | | |
| | October | | | | | | | | | |
| | November | | | | | | | | | |
| | December | | | | | | | | | |
| | Q2 2012 | 30,622 | 4.4 | | 52,292 | | | 514,534 | 7.2 | |
| | Q2 2013 | 29,054 | -5.1 | | 53,050 | | | 533,457 | 3.7 | |
| | YTD 2012 | 59,481 | 4.2 | | 104,827 | | | 502,716 | 7.8 | |
| | YTD 2013 | 55,497 | -6.7 | | 103,586 | | | 522,066 | 3.8 | |

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

**Table 5b: MLS® Residential Activity for Oshawa**
**July 2013**

| | | Number of Sales[1] | Yr/Yr[2] (%) | Sales SA[1] | Number of New Listings[1] | New Listings SA[1] | Sales-to-New Listings SA[2] | Average Price[1] ($) | Yr/Yr[2] (%) | Average Price[1] ($) SA |
|---|---|---|---|---|---|---|---|---|---|---|
| 2012 | January | 556 | 10.1 | 883 | 1,073 | 1,241 | 71.2 | 316,394 | 4.7 | 324,079 |
| | February | 809 | 24.1 | 901 | 1,327 | 1,356 | 66.5 | 323,592 | 7.1 | 325,198 |
| | March | 1,128 | 15.0 | 909 | 1,722 | 1,330 | 68.4 | 327,630 | 8.6 | 328,856 |
| | April | 1,167 | 23.0 | 886 | 1,655 | 1,261 | 70.3 | 337,401 | 5.1 | 329,461 |
| | May | 1,183 | 13.8 | 883 | 1,749 | 1,294 | 68.2 | 339,086 | 7.3 | 332,708 |
| | June | 1,051 | 0.5 | 839 | 1,509 | 1,304 | 64.4 | 339,032 | 5.0 | 330,452 |
| | July | 925 | 9.0 | 865 | 1,306 | 1,342 | 64.4 | 334,783 | 3.0 | 327,784 |
| | August | 854 | 11.8 | 888 | 1,208 | 1,276 | 69.6 | 335,783 | 8.0 | 337,859 |
| | September | 729 | -12.5 | 766 | 1,335 | 1,234 | 62.1 | 334,870 | 5.1 | 336,012 |
| | October | 797 | 5.0 | 854 | 1,140 | 1,253 | 68.2 | 335,818 | 5.7 | 335,604 |
| | November | 699 | -4.8 | 823 | 909 | 1,204 | 68.4 | 335,697 | 6.8 | 341,132 |
| | December | 390 | -20.7 | 698 | 416 | 1,104 | 63.2 | 324,743 | 4.7 | 336,664 |
| 2013 | January | 488 | -12.2 | 772 | 989 | 1,160 | 66.6 | 331,514 | 4.8 | 339,343 |
| | February | 716 | -11.5 | 797 | 1,072 | 1,093 | 73.0 | 348,474 | 7.7 | 350,105 |
| | March | 899 | -20.3 | 721 | 1,412 | 1,090 | 66.2 | 346,697 | 5.8 | 347,859 |
| | April | 1,145 | -1.9 | 867 | 1,682 | 1,278 | 67.8 | 353,291 | 4.7 | 344,407 |
| | May | 1,122 | -5.2 | 839 | 1,837 | 1,352 | 62.0 | 354,968 | 4.7 | 348,377 |
| | June | 1,028 | -2.2 | 828 | 1,402 | 1,217 | 68.1 | 358,692 | 5.8 | 349,620 |
| | July | 948 | 2.5 | 893 | 1,334 | 1,369 | 65.2 | 359,090 | 7.3 | 351,777 |
| | August | | | | | | | | | |
| | September | | | | | | | | | |
| | October | | | | | | | | | |
| | November | | | | | | | | | |
| | December | | | | | | | | | |
| | Q2 2012 | 3,401 | 12.1 | | 4,913 | | | 338,491 | 5.8 | |
| | Q2 2013 | 3,295 | -3.1 | | 4,921 | | | 355,547 | 5.0 | |
| | YTD 2012 | 6,819 | 13.2 | | 10,341 | | | 332,622 | 5.8 | |
| | YTD 2013 | 6,346 | -6.9 | | 9,728 | | | 352,177 | 5.9 | |

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

## Table 6a: Economic Indicators Toronto CMA
## July 2013

| | | Inteterest Rates | | | NHPI, Total, Toronto CMA 2007=100 | CPI, 2002 =100 | Toronto Labour Market | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | P & I Per $100,000 | Mortgage Rates (%) | | | | Employment SA (,000) | Unemployment Rate (%) SA | Participation Rate (%) SA | Average Weekly Earnings ($) |
| | | | 1 Yr. Term | 5 Yr. Term | | | | | | |
| 2012 | January | 598 | 3.50 | 5.29 | 114.2 | 120.7 | 2,941 | 8.7 | 66.7 | 897 |
| | February | 595 | 3.20 | 5.24 | 114.7 | 121.5 | 2,940 | 8.7 | 66.6 | 895 |
| | March | 595 | 3.20 | 5.24 | 115.4 | 122.0 | 2,947 | 8.6 | 66.5 | 895 |
| | April | 607 | 3.20 | 5.44 | 115.8 | 122.4 | 2,956 | 8.5 | 66.5 | 898 |
| | May | 601 | 3.20 | 5.34 | 116.4 | 122.4 | 2,967 | 8.6 | 66.7 | 908 |
| | June | 595 | 3.20 | 5.24 | 116.8 | 121.7 | 2,982 | 8.7 | 67.0 | 910 |
| | July | 595 | 3.10 | 5.24 | 116.8 | 121.6 | 3,000 | 8.5 | 67.2 | 914 |
| | August | 595 | 3.10 | 5.24 | 117.2 | 121.8 | 3,016 | 8.5 | 67.4 | 912 |
| | September | 595 | 3.10 | 5.24 | 117.9 | 122.1 | 3,034 | 8.5 | 67.7 | 915 |
| | October | 595 | 3.10 | 5.24 | 118.2 | 122.3 | 3,049 | 8.6 | 68.0 | 913 |
| | November | 595 | 3.10 | 5.24 | 118.5 | 122.0 | 3,068 | 8.4 | 68.2 | 905 |
| | December | 595 | 3.00 | 5.24 | 118.7 | 121.4 | 3,075 | 8.3 | 68.2 | 900 |
| 2013 | January | 595 | 3.00 | 5.24 | 119.0 | 121.5 | 3,076 | 8.2 | 68.1 | 894 |
| | February | 595 | 3.00 | 5.24 | 119.0 | 122.9 | 3,074 | 8.4 | 68.0 | 895 |
| | March | 590 | 3.00 | 5.14 | 119.1 | 123.3 | 3,067 | 8.4 | 67.8 | 896 |
| | April | 590 | 3.00 | 5.14 | 119.2 | 123.1 | 3,080 | 8.4 | 67.9 | 909 |
| | May | 590 | 3.00 | 5.14 | 119.4 | 123.2 | 3,100 | 8.0 | 68.0 | 918 |
| | June | 590 | 3.14 | 5.14 | 119.4 | 123.4 | 3,129 | 7.8 | 68.4 | 927 |
| | July | 590 | 3.14 | 5.14 | | 123.6 | 3,136 | 7.8 | 68.4 | 920 |
| | August | | | | | | | | | |
| | September | | | | | | | | | |
| | October | | | | | | | | | |
| | November | | | | | | | | | |
| | December | | | | | | | | | |

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

## Table 6b: Economic Indicators Oshawa CMA
## July 2013

| | | Inteterest Rates | | | NHPI, Total, Toronto CMA 2007=100 | CPI, 2002 =100 | Oshawa Labour Market | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | P & I Per $100,000 | Mortgage Rates (%) | | | | Employment SA (,000) | Unemployment Rate (%) SA | Participation Rate (%) SA | Average Weekly Earnings ($) |
| | | | 1 Yr. Term | 5 Yr. Term | | | | | | |
| 2012 | January | 598 | 3.50 | 5.29 | 114.2 | 120.7 | 197.6 | 7.4 | 69.6 | 891 |
| | February | 595 | 3.20 | 5.24 | 114.7 | 121.5 | 200.0 | 7.5 | 70.3 | 889 |
| | March | 595 | 3.20 | 5.24 | 115.4 | 122.0 | 199.6 | 8.0 | 70.5 | 896 |
| | April | 607 | 3.20 | 5.44 | 115.8 | 122.4 | 197.8 | 8.3 | 69.9 | 902 |
| | May | 601 | 3.20 | 5.34 | 116.4 | 122.4 | 195.1 | 8.5 | 69.1 | 910 |
| | June | 595 | 3.20 | 5.24 | 116.8 | 121.7 | 192.9 | 8.4 | 68.2 | 912 |
| | July | 595 | 3.10 | 5.24 | 116.8 | 121.6 | 191.3 | 8.6 | 67.6 | 919 |
| | August | 595 | 3.10 | 5.24 | 117.2 | 121.8 | 188.7 | 9.0 | 66.9 | 936 |
| | September | 595 | 3.10 | 5.24 | 117.9 | 122.1 | 188.2 | 9.1 | 66.7 | 950 |
| | October | 595 | 3.10 | 5.24 | 118.2 | 122.3 | 188.7 | 9.3 | 66.9 | 962 |
| | November | 595 | 3.10 | 5.24 | 118.5 | 122.0 | 191.8 | 9.2 | 67.9 | 958 |
| | December | 595 | 3.00 | 5.24 | 118.7 | 121.4 | 193.0 | 9.6 | 68.6 | 959 |
| 2013 | January | 595 | 3.00 | 5.24 | 119.0 | 121.5 | 194.2 | 9.6 | 68.9 | 949 |
| | February | 595 | 3.00 | 5.24 | 119.0 | 122.9 | 194.8 | 9.4 | 68.9 | 942 |
| | March | 590 | 3.00 | 5.14 | 119.1 | 123.3 | 196.8 | 8.6 | 68.9 | 935 |
| | April | 590 | 3.00 | 5.14 | 119.2 | 123.1 | 197.0 | 8.3 | 68.6 | 941 |
| | May | 590 | 3.00 | 5.14 | 119.4 | 123.2 | 197.9 | 7.4 | 68.2 | 945 |
| | June | 590 | 3.14 | 5.14 | 119.4 | 123.4 | 198.4 | 7.2 | 68.1 | 956 |
| | July | 590 | 3.14 | 5.14 | | 123.6 | 200.7 | 6.4 | 68.3 | 954 |
| | August | | | | | | | | | |
| | September | | | | | | | | | |
| | October | | | | | | | | | |
| | November | | | | | | | | | |
| | December | | | | | | | | | |

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM). Statistics Canada (CANSIM)

# METHODOLOGY

**Starts & Completions Survey Methodology**

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

**Market Absorption Survey Methodology**

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

# STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

## DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

## INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

**Freehold:** A residence where the owner owns the dwelling and lot outright.

**Condominium (including Strata-Titled):** An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

**Rental**: Dwelling constructed for rental purposes regardless of who finances the structure.

## GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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- Rapport sur le marché locatif, grands centres urbains
- Statistiques sur le marché locatif
- Construction résidentielle en bref, centres urbains des Prairies
- Rapports sur les résidences pour personnes âgées

**Obtenez tout de suite l'information dont vous avez besoin!**

**Cliquez sur www.schl.ca/marchedelhabitation pour consulter ou télécharger des publications ou encore pour vous abonner.**

Les rapports électroniques du Centre d'analyse de marché de la SCHL procurent une foule de renseignements détaillés sur les marchés national, provinciaux, régionaux et locaux.

- **Prévisions et analyses :** renseignements sur les tendances futures du marché de l'habitation aux échelles locale, régionale et nationale.
- **Données et statistiques :** renseignements sur les différents aspects du marché de l'habitation – mises en chantier, loyers, taux d'inoccupation, et beaucoup plus!

## Téléchargez l'Enquête 2013 de la SCHL auprès des emprunteurs!

- Obtenez une perspective unique sur les attitudes et les comportements des récents emprunteurs hypothécaires.
- Découvrez à quel point il est facile de tirer parti des constatations de l'Enquête.
- Relevez les occasions et établissez des relations plus solides avec vos clients.

**Téléchargez le document dès aujourd'hui à l'adresse :** www.schl.ca/enquete2013

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